Development Control – Delegated Officer Report

Application Number: AWDM/0085/16 Recommendation –APPROVE

Site: Unit 1 Malthouse Trading Estate Brighton Road Shoreham-By-Sea

Proposal: Application to vary condition 14 of AWDM/0431/14 to vary the trading hours to allow trading 8am to 10pm.

Background

Planning Committee at its meeting 26.5.16 resolved to approve the application subject to a deed of variation to the extant legal agreement and delegated authority to the Head of Economic Growth accordingly.

The requisite legal agreement has now been signed.

The proposal is therefore ready to approve on the basis of the report and Committee's views.

Recommendation

Approve with the legal agreement as modified by the deed fo variation and the following conditions:

1. Implement within 3 years
2. Implement according to approved drawings
3. No mezzanine floor
4. Retain access and visibility sightlines in accordance with plans and Road safety Audit.
5. Retain servicing and manoeuvring space and car and cycle parking
6. Retain external materials
7. Retain landscaping
8. Operate agreed service management plan
9. Operate agreed Travel Plan
10. Retain and operate in accordance with Flood Risk Assessment
11. Provide and retain wildlife enhancements in accordance with wildlife plan
12. Opening hours 8am to 10pm
13. Deliveries/collections and bin collections hours 7am to 7pm
14. Plant and machinery to operate as submitted study
15. Retain street furniture /landscaping/public realm detailed design
16. Retain measures to drain ramp; make efficient use of run- off and minimise pollution.
17. No external lighting without prior approval.
18. Retain foul /surface water drainage details.
19. Retain the memorial to PC Tooley.
20. Retain taxi facilities for customers

DELEGATED

Case Officer sign P Devonport…….Date…26.9.16

Authorising Officer: Gary Peck Date: 26 September 2016