Adur District Council

Planning, Regeneration and Wellbeing

Mr G Middle
LM Associates
Clock Tower House
Lewes Road
Lindfield
West Sussex
RH16 2LH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1204/13

Details of Development
PARTIAL CHANGE OF USE OF HANGAR FROM AIRCRAFT STORAGE TO COMMERCIAL LAUNDRY

Location of Development
22 CECIL PASHLEY WAY SHOREHAM (BRIGHTON CITY) AIRPORT LANCING WEST SUSSEX BN43 5FF

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 7th October 2013.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
27/01/2014

PTO

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed development will result in the loss of existing airside hangar space for a use which does not require an airport location and is therefore not a priority for development under saved policy AE10. However, the proposal would facilitate the expansion of an existing aviation-related business already based at the Airport and on balance can be supported in accordance with the NPPF which attaches significant weight to assisting local economic growth and on the basis that the majority of the existing hangar will remain in a use which requires an airport location in accordance with the planning permission granted under L/37/88. The proposed development can take place without detracting from the existing local environment and without causing highway safety problems or worsening flood risk. It does not therefore conflict with saved policies AG1, AE10-14, AT9 of the Adur District Local Plan or the NPPF.

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. Except where stipulated by a condition the development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No: 1313/SP03 REV B Title: Site Layout Plan Date received: 10 Jan 2014
    Drawing No: 1313/SP04 REV B Title: Site Location Plan Date received: 10 Jan 2014
    Drawing No: 1511.SV01 REV A Title: Existing Ground Floor Plans Date valid: 7 Oct 2013
    Drawing No: 1511.SK03 REV A Title: Proposed Ground Floor Layout Plan Date valid: 7 Oct 2013
    Drawing No: 1511.SK01 REV A Title: Proposed Elevations Date valid: 7 Oct 2013

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

03. No consent is conferred by this permission on the northern sixty percent (60%) of the hangar building which shall remain in use for the restoration, maintenance, overhaul, servicing, re-building and storage of aircraft and aircraft parts in accordance with condition 3 of the planning permission granted under L/37/88.

    Reason: *For the avoidance of doubt and to safeguard the use of the majority of the hangar building in a use which requires an Airport location in accordance with saved policy AE10 of the Adur District Local Plan.*

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04. The external materials and finishes of the proposed new door openings/doors, and associated works of making good, shall be completed to match those on the adjoining building at No.23 Cecil Pashley Way unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AG1of the Adur District Local Plan.*

05. No development shall take place unless and until construction details of any hard-surface required in connection with the proposed new loading door openings and associated alterations to the means of enclosing the remaining verge areas on the west side of the building have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall only be carried out in accordance with the agreed details.

Reason: *In the interests of amenity and highway safety and having regard to policies AE10-14 of the Adur District Local Plan.*

06. The use hereby permitted shall not commence until the additional parking provision shown on the submitted plan has been made available and marked out to create at least 1 disabled parking bay. The parking area(s) so provided shall not thereafter be used for any purpose other than parking of vehicles incidental to the use of the premises.

Reason: *In the interests of amenity and highway safety.*

07. No development shall take place unless and until details of secure, covered cycle parking to serve the development have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the agreed details and such provision as made shall be retained solely for cycle parking.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

08. The use hereby permitted shall not commence unless and until the existing timber store(s) attached to the west side of No.23 (and shown on the approved plans as being removed) have been dismantled and removed in their entirety and the affected areas of hardstanding/building made good and restored to their previous condition.

Reason: *In the interests of amenity and to ensure a satisfactory appearance having regard to saved policy AG1 of the Adur District Local Plan.*

09. The part of the building to which the application relates shall be used only as a laundry in connection with No. 23 Cecil Pashley Way, with incidental offices and storage, and for no other purpose including any purpose within Classes B1, B2 and B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In order to comply with saved policy AE12 of the Adur District Local Plan.*

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10. No externally-sited plant, machinery, flues or ducts shall be installed on the building except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

11. No storage of cages, supplies, packing materials or any other items shall take place in the open on any part of the site.

    Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.