ADUR DISTRICT COUNCIL

Mr Danny Simmonds
RPS PLANNING AND DEVELOPMENT LTD
140 London Wall
London
EC2Y 5DN

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0715/19

Details of Development
ERECTION OF 13NO. SELF-STORAGE UNITS ON LAND TO WEST.

Location of Development
1 - 3 EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PD

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 30th April 2019.

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

G Peck

Gary Peck
Planning Services Manager
18/06/2019

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice:-

Reference/Drawing Number	Version	Date Rec
SITE LOCATION PLAN	Drg.No:14529-100 Rev B	30.04.2019
PROPOSED ACCESS UNIT SITE PLAN	Drg.No: 14529-150	30.04.2019
SUPPORTING DOCUMENT	JCG22621	30.04.2019
NOISE MANAGEMENT PLAN		14.06.2019

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

02. 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.*

03. No operations or working shall take place on the site except between the hours of 7.00am to 10.00pm Monday to Friday and 7.00am to 7.00pm Saturday and 10.00am to 4.00pm Sunday and Bank Holidays.

Access to the 13no. self storage units hereby approved shall be limited to between the hours of 7.30am to 8.00pm Monday to Friday and 8.00am and 6.00pm Saturday and 10.00am and 4.00pm Sunday and Bank Holidays.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

04. During the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays access to the site shall be by car only (defined by the Vehicle Certification Agency as being motor vehicles designed and constructed for the carriage of passengers) and there shall be no access by van or lorry (defined by the Vehicle Certification Agency as being designed and constructed for the carriage of goods) and a height limiter shall be in place at the entrance to the yard to restrict access accordingly.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

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05. During the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays the site shall be used as a self-storage centre only and for no other use within Class B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

06. No Heavy Goods Vehicles shall move into or out of the service yard except between the hours of 8.00am and 6.00pm Mondays to Fridays and 8am to 1pm Saturdays.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

07. The Noise Management Plan received 14 June 2019 shall be fully adhered to at all times.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

08. Fork lift trucks, reach trucks and other similar loading vehicles used on the site shall be electrically powered only and they shall not be used during the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

09. The trolley bays shall be locked during the hours of 6pm to 10pm Monday to Friday, 1pm to 7pm Saturday and 10am to 4pm Sunday and Bank Holidays

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

10. All external lighting shall be switched off within 30 minutes of the end of the operating hours set out in Condition 3 and shall not be switched on again until within 30 minutes before the re-opening of the store. No additional lighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

11. The roller shutter doors on the self storage units hereby approved shall be maintained regularly to ensure they do not create excessive noise

Reason: *In the interests of the residential amenities of the locality having regard to policies 15 and 34 of the Adur Local Plan.*

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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.

Ref: AWDM/0715/19

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

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Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).