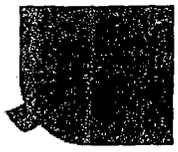
Form Ref. No. 666968

ADUR
DISTRICT COUNCIL



Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No. ADC/0041/07
Date Received 18 SEP 2007
Fee 6890
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	HARGREAVES MANAGEMENT LIMITED
Telephone	[redacted]
Email	[redacted]
Do you have an agent?	No

Address	RUSTINGTON HOUSE
	WORTHING ROAD
	RUSTINGTON
	LITTLEHAMPTON
	WEST SUSSEX
Postcode	BN16 3PS

Agent's Details

Title	
Forenames	
Surname	
Telephone	
Email Address	

Address	
Postcode	

Application Type

(a) ~~Full planning permission (including changes of use)~~ Approval of Reserved Matters ADC/0041/07 YES

(b) ~~Outline planning permission~~

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☑
- (iii) External Appearance ☑
- (iv) The means of access ☐
- (v) Landscaping of the site ☑

(c) Renewal of a temporary permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date
and Permission Application
and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

26 DOLPHIN ROAD
SHOREHAM-BY-SEA
WEST SUSSEX
BN16 3PS

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.46

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: Approval of reserved matters for redevelopment of factory with block of 10 units for business, general industrial and storage use, classes B1, B2 and B8 approved under Outline Approval ADC/0041/07.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) Yes

(ii) Alteration or extension of building(s) No

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway Yes

(iv) Alteration of an existing *vehicular* access to a highway Yes

Alteration of an existing *pedestrian* access to a highway Yes

(v) Closure of existing access Yes

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: EXISTING INDUSTRIAL SITE

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? AS EXISTING

(ii) How will foul sewage be disposed of? AS EXISTING TO MAINS (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NO OCCUPANTS KNOWN AT THIS TIME

Details of Proposal

Is the proposal related to an existing use on or near the site? No

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?	1381	1891	1891
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	1381	1891	1891

Other Uses 1 or Comments/Information

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected. NOT KNOWN AT THIS STAGE

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

SEE SITE LAYOUT DRAWING SHOR-26.01A

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
Plans & Elevations incorporating site and location plans	SHDR-26.01A	1:200

Fees

If a fee is submitted, please give the amount £6,890.00 Calculated Fee £6,890.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] HARGREAVES MANAGEMENT LTD

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

~~OR~~

[ ] given requisite notice to every person other than [ ] who, ~~on the~~ day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

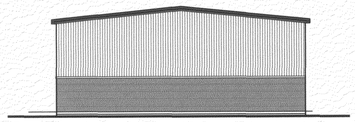
Do you agree to these statements? [ ]

Signed: [redacted] Date: 13.09.07

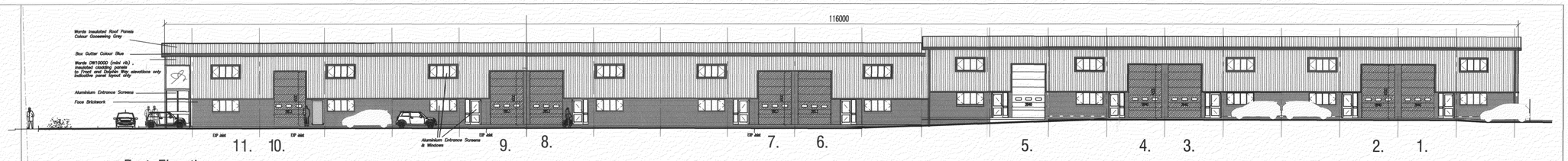
On behalf of: HARGREAVES MANAGEMENT LTD



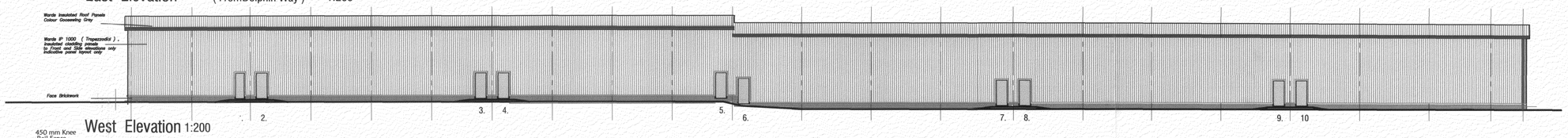
South Elevation (From Dolphin Road) 1:200



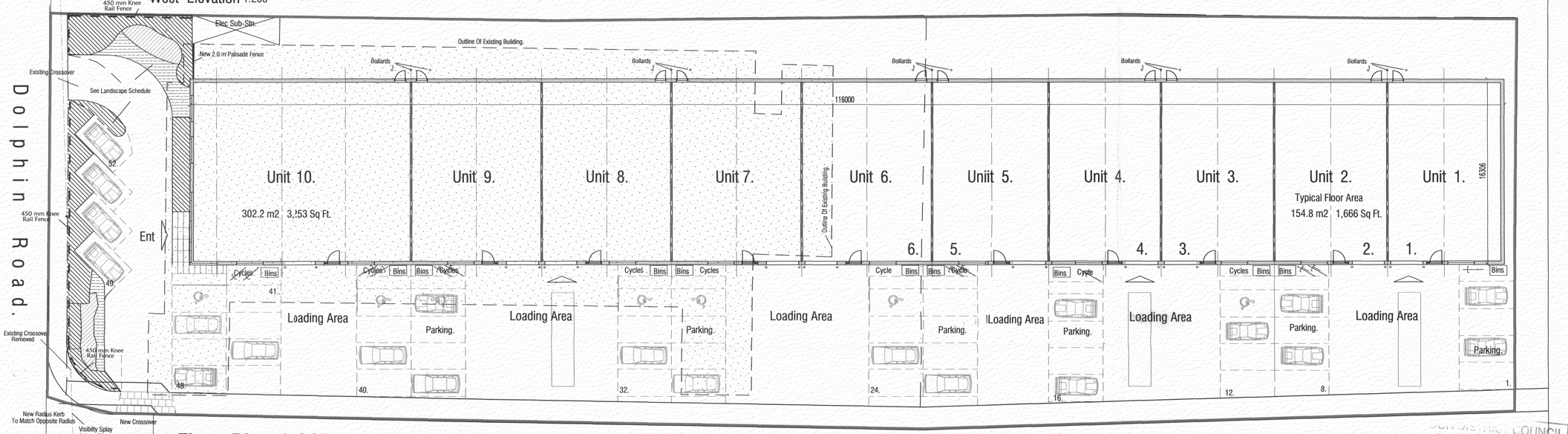
North Elevation



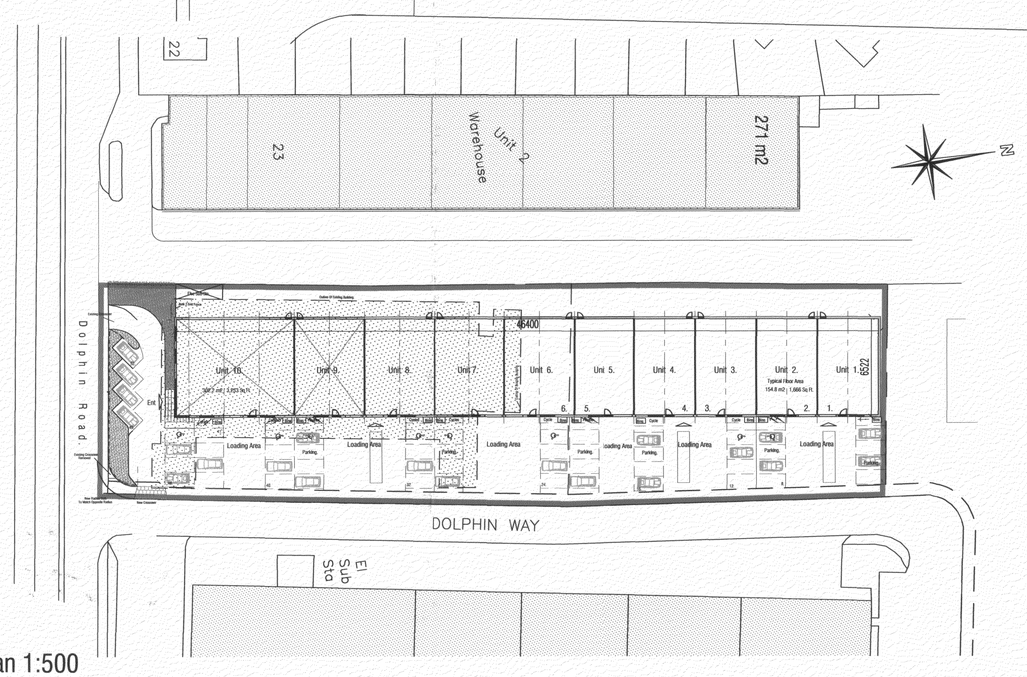
East Elevation (FromDolphin Way) 1:200



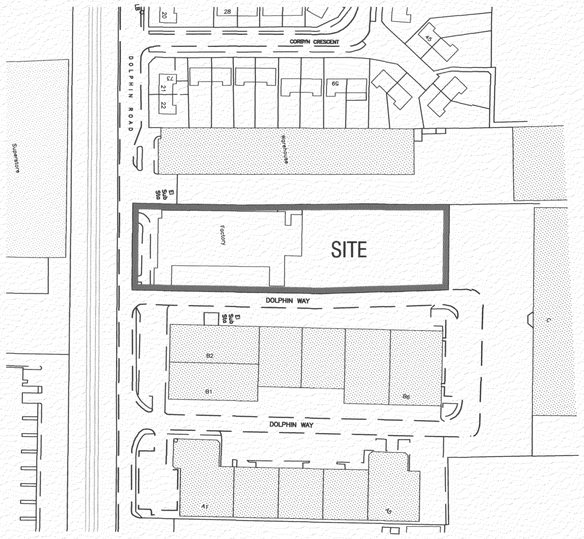
West Elevation 1:200



Floor Plan 1:200



Site Plan 1:500



Location Plan 1:1250

Typical Parking Provision Based on 155m2

Total Foor Area 1,811m2 Total Cars 52.

Including Provision For Disabled.
Cycles / M,cycles.

Typical Parking Provision Examples Based on 155m2

Parking @ 1:30 B1= 5.2 PER UNIT
Parking @ 1:40 B2= 3.8 PER UNIT
Parking @ 1:00 B8= 1.5 PER UNIT
Disabled Provision To Suit Occupant

Note Allowances
M Cycles 1= 1 Per 10 Cars
Cycles 1:150 m2 B1 = Say 5
Bins Area.

Landscape Schedule

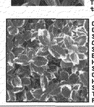
- Viburnum Davidii @ 800mm c/c, 3L
- Euronymus fortunei @ 600mm c/c, 3L
- Cotoneaster Horizontalis @ 600mm c/c, 3L



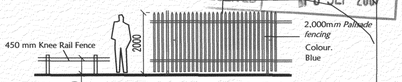
Common Name Cotoneaster
Genus Cotoneaster
Species Horizontalis
Skill Level: Beginner
Exposure: Full sun, Partial shade
Hardiness: Hardy
Soil type: Clay/heavy, Acidic, Chalky/alkaline, Moist, Well-drained/light
Height: 50cm
Spread: 180cm
Time to plant seeds: September to November



Common Name: Viburnum
Genus: Viburnum
Species: davidii
Skill Level: Experienced
Exposure: Full sun, Partial shade
Hardiness: Hardy
Soil type: Moist,
Well-drained/light
Height: 150cm
Spread: 150cm
Time to take cuttings: June to August



Common Name: Euonymus
Genus: Euonymus
Species: Fortunei
Cultivar: 'Emerald Gaiety'
Skill Level: Beginner
Exposure: Full sun, Partial shade, Shade
Hardiness: Hardy
Soil type: Well-drained/light, Clay/heavy, Chalky/alkaline, Moist
Height: 100cm
Spread: 150cm
Time to take cuttings: April to July
Flowering period: May to June



Elevation Of Fence Scale 1:100

REV	DESCRIPTION	DATE
A.	Updated For Detail Planning	14.09.07

REVISION

job no.	drawing no.	rev.
SHDR-26	01	A.

scale	drawn by	date
@A1	RE	Jan 07

CAD File: v:\

26, Dolphin Road
Shoreham-By-Sea.
West Sussex,
Plans & Elevations Of
Outline Proposal
For Redevelopment As B1,B2,B8.

Hargreaves
Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad0507/67
DATE RECEIVED 18 SEP 2007

V:\Shoreham\26 Dolphin Rd\Scheme 1 Shdr 26 01 A.dwg, Model, 17/09/2007 16:17:53, ISO A1 - 594 x 841 mm. (landscape), 1:200