ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0369/10**

Mr Andy Owen
Eagle Planning
PO Box 15020
Solihull
West Midlands
B91 9NR

Details of Development
CHANGE OF USE FROM CLASS B8 STORAGE TO GO-KART MANUFACTURING, MAINTENANCE, TESTING AND RACING CENTRE (UNIT 2 CHARTWELL ROAD)

Location of Development
LITTLEHAMPTON BOOKS CHARTWELL ROAD LANCING WEST SUSSEX BN15 8TY

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 4th October 2010.

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

12/01/2011

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for leisure facilities within the District and make use of vacant premises without resulting in an unacceptable degree of loss of business floorspace. It can take place without detracting unacceptably from the local environment including the amenities of residents in the residential areas surrounding the Business Park and without detraction from highway safety. Consequently, although not in accordance with policies AE2 and AE4 of the Adur District Local Plan, having regard to policies AG1 and AR7, it is not considered that the proposal would conflict materially with the policies of the Local Plan or those of the South East Plan (SCT1-3, SP3-4, CC1-2, RE3, RE6, T4-5, NRM9-10, S5-6).

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. The premises shall be used only for the manufacture, maintenance, testing and racing of go-karts and for no other purposes within Use Class D2 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),but with reversion of use to a Class B8 warehouse in the event of such use ceasing.

    Reason: *To safeguard the site for warehouse uses having regard to saved policies AE2 and AE4 of the Adur District Local Plan.*

03. The premises shall not be open for trade or business other than between the hours of 9.30am and 9.45pm and all activity at the unit shall cease by 10pm.

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

PTO

04. Prior to installation of extraction or other air handling plant or externally-sited machinery, details of the plant and machinery (including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details. The acoustic attenuation measures shall be completed prior to use and thereafter retained permanently.

Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with saved policy AG1 of the Adur District Local Plan.*

05. Prior to the commencement of the development hereby permitted, a detailed Travel Plan shall be submitted for the written approval of the local planning authority. The approved Travel Plan shall be implemented in accordance with the timetable contained in the Travel Plan and shall thereafter be maintained and developed to the satisfaction of the local planning authority.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with PPS1 and PPG13.*

06. Before the development hereby permitted commences a scheme shall be agreed with the local planning authority which specifies the provisions to be made for the control of noise emanating from the premises. The approved scheme shall be fully implemented before the use commences and thereafter maintained. Such measures shall include the closing of all windows and doors, including high level windows, during the racing and testing of Go-Karts, the blocking up of the existing ventilation opening on the south wall of the building and the provision of a door to close up the existing opening between the proposed waiting area/workshop and racing track.

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

07. The noise from the premises shall not exceed 10dB below background noise level as measured at the entrance to the car park at Units 1 & 2 Royal Buildings, Marlborough Road.

Reason: *In the interests of residential amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with saved policy AG1 of the Adur District Local Plan.*

PTO

08. The use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to PPG13].*

09. Any facilities for the storage of oils, fuels or chemicals in connection with the proposed buildings shall be fixed on an impervious base and surrounded by impervious walls and shall be constructed and completed in accordance with plans to be approved by the Local Planning Authority.

Reason: *To safeguard against pollution having regard to PPS23.*

10. This permission relates to the following approved plans date stamped received 4 October 2010:-

Drawing No. 07/01 (Site Plan), 07/02 (Building Floor Plan), 07/03 (First Floor Plan), 07/04 (Ground Floor Office Plan)

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