Adur District Council

Planning, Regeneration and Wellbeing

Ms Julie Cattell
CJ Planning Ltd
80 Rugby Road
Brighton
East Sussex
BN1 6ED

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0542/13

Details of Development
CONTINUED USE OF PREMISES AS ROLLER SKATING RINK FOR 12 MONTHS

Location of Development
79 - 81 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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 8th May 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
10/06/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The site is identified as a key redevelopment opportunity in the Shoreham Renaissance Vision and Shoreham Harbour Regeneration strategy and the use of the building as a roller skating rink is only acceptable as a short-term interim use pending redevelopment. While the use has resulted in occasional disturbance to nearby residents, it is considered that with conditions in place to control hours of operation and noise, in conjunction with a Management Plan, it is considered appropriate to grant a further short-term temporary permission which would retain planning control and thereby not conflict materially with the relevant policies of the Adur District Local Plan (AG1, AR7).

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 30 April 2014.

    Reason: *Having regard to saved policies AG1 and AH7 of the Adur District Local Plan and to enable the Local Planning Authority to review the special circumstances under which this permission is granted.*

02. The premises shall be used only for the purposes of a roller skating rink (including roller disco, roller hockey, roller derby and other non-motorised equipment such as skateboards, scooters and bicycles) and for no other purpose 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).

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

03. Noise from any music at the site shall not at any time exceed 55dB LAeq (F) 1 hour as measured 1.5m from the Southern façade of the building in accordance with the approved noise report from Acoustic Associates Sussex Ltd dated 2 February 2012.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

04. The premises shall not be open for trade or business (including skating, the playing of music or any other activity) other than between the hours of 9am and 10pm on any day.

    Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to saved policy AG1 of the Adur District Local Plan.*

05. The Management Plan approved 3 October 2012 shall continue to be implemented and the measures therein carried out in full throughout the period that the roller rink is in use.

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

06. This permission relates to the following approved plans received 8 May 2013:-

Location Plan, Floor Plan

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.