Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
West Sussex,
BN43 6PR

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL

PLAN No. A/06/596/08

06 JAN 2009

Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: | First name: | Surname:

Company name: Edwards Ltd

Street address: Crawley Business Quarter
Manor Royal

Town/City: Crawley
County: West Sussex
Country: UK
Postcode: RH10 9LW

	Country Code	National Number	Extension Number
Telephone number	[redacted]	[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Rob | Surname: Scott

Company name: BLB Surveyors Ltd

Street address: Pavilion House
14-15 Dorset Street

Town/City: Brighton
County:
Country:
Postcode: BN2 1WA

	Country Code	National Number	Extension Number
Telephone number:	[redacted]	[redacted]	
Mobile number:			
Fax number:			

Email address: rob.s@blbsurveyors.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

Change of use *from* use class B1(c) Light Industrial to use class B8 storage.

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: | Suffix:

House name: Units 2 and 3

Street address: Malthouse Trading Estate

Brighton Road

Town/City: Shoreham-by-Sea

County: West Sussex

Postcode: BN43

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 522822

Northing: 105107

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As Existing

Roof - description:

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As Existing

Vehicle access and hard standing - description:

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As Existing

10. Materials (continued)

Lighting - add description

Description of *existing* materials and finishes:

As Existing

Description of *proposed* materials and finishes:

As Existing

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? (•) Yes ( ) No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

OS extract Drawing No. 08141/001/A

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer [ ] Package treatment plant [ ] Unknown [X]

Septic tank [ ] Cess pit [ ]

Other

Are you proposing to connect to the existing drainage system? ( ) Yes (•) No ( ) Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ( ) Yes (•) No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ( ) Yes (•) No

Will the proposal increase the flood risk elsewhere? ( ) Yes (•) No

How will surface water be disposed of?

[ ] Sustainable drainage system [X] Main sewer [ ] Pond/lake

[ ] Soakaway [ ] Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

b) Designated sites, important habitats or other biodiversity features

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

c) Features of geological conservation importance

( ) Yes, on the development site ( ) Yes, on land adjacent to or near the proposed development (•) No

15. Existing Use

Please describe the current use of the site:

business use Class B1(c) Light Industrial.

Is the site currently vacant? ( ) Yes (•) No

Does the proposal involve any of the following:

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ◉ Yes ○ No

Use class/type of use		Existing gross internal floorspace (square metres)	Gross internal floorspace to be lost by change of use or demolition (square metres)	Total gross new internal floorspace proposed (including changes of use) (square metres)	Net additional gross internal floorspace following development (square metres)
B1 (c)	Light industrial	2566.0	2566.0	0.0	-2566.0
B8	Storage or distribution			2566.0	2566.0
	Total	2566.0	2566.0	2566.0	0.0

For hotels, residential institutions and hostels, please additionally indicate the loss or gain of rooms:

Use Class	Types of use	Existing rooms to be lost by change of use or demolition	Total rooms proposed (including changes of use)	Net additional rooms

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B8	7.30	19.00	7.30	18.00	7.30	17.00	☐

22. Site Area

What is the site area? 10875 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

Warehousing - Storage of pumps, accessories and associated equipment along with greases and lubricants necessary to run the pumps . This will include volumes of oil and a very small amount of flammable or caustic liquids (a few litres of each) Any oil flammable substances, or hazardous will be kept in metal bunded storage .

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate B)

Certificate of Ownership - Certificate B

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that I have/the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner *(owner is a person with a freehold interest or leasehold interest with at least 7 years left to run)* of any part of the land or building to which this application relates.

Notice recipient	Date notice served
Name: Pension Funds Securities Limited Number: 0 Suffix: Street: Imperial Chemical House Locality: Millbank Town: London Postcode: SW1P 3JF	18/12/2008

Title: Mr First name: Rob Surname: Scott

Person role: Agent Declaration date: 18/12/2008 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

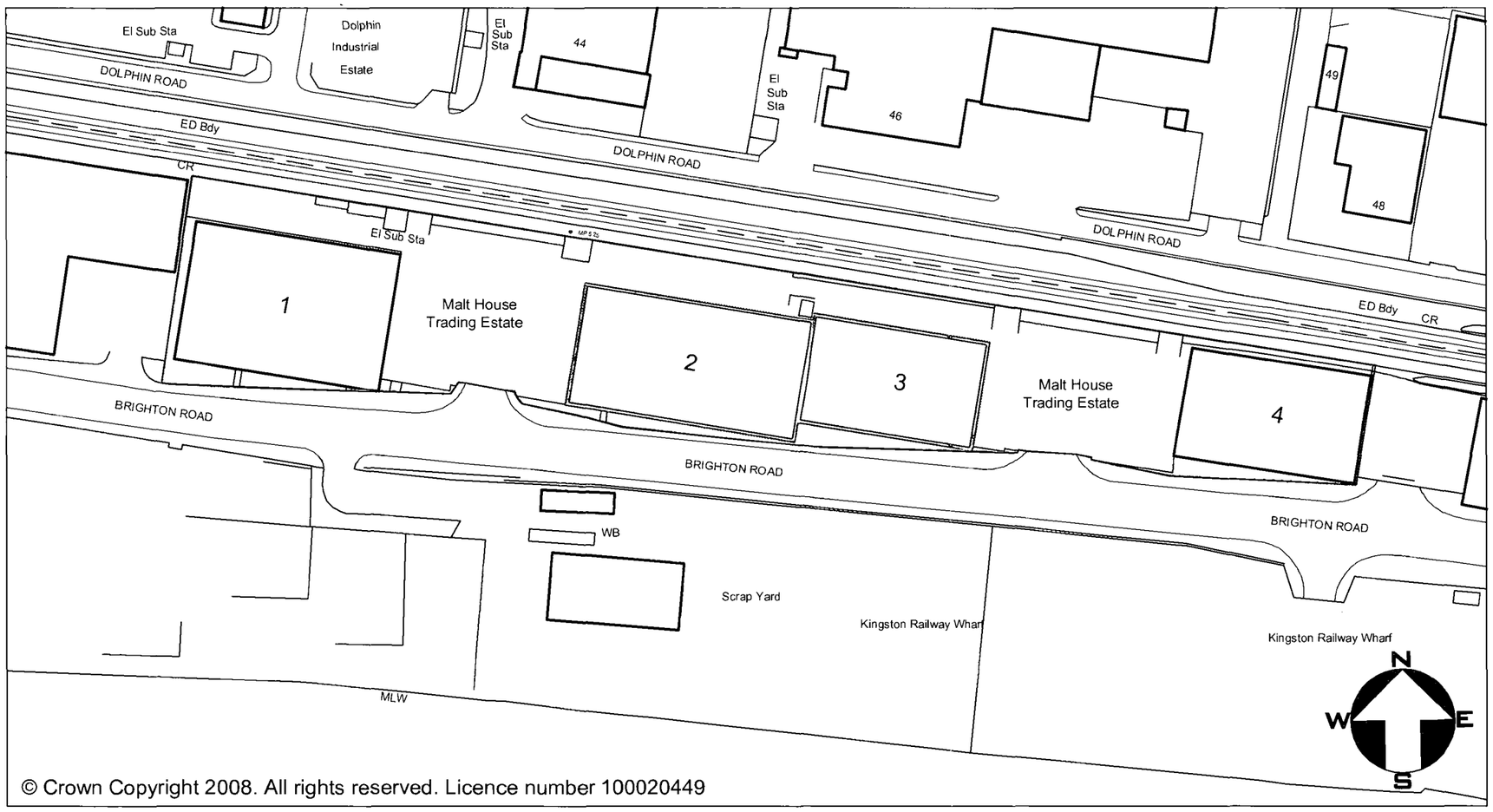
Title: Mr First Name: Rob Surname: Scott

Person role: Agent Declaration date: 18/12/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 18/12/2008



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Site Location Plan @ 1:1250

Areas

Unit 2 = 1505m²

Unit 3 = 1061m²

1:1250 Scale in Meters

0 10 20 30 40 50 60 70 80 90 100 110 120

NOTES

A3

This drawing is copyright and shall not be reproduced nor used for any other purpose without written permission of the authors.

Do not copy from this drawing, use figured dimensions only.

The drawing must be read in conjunction with all other related drawings and documentation.

It is the contractor's responsibility to ensure compliance with the Building Regulations.

It is the contractor's responsibility to check all dimensions on site, any discrepancy to be reported immediately.

Details and sizes shown are indicative only and are subject to confirmation by the relevant Specialist Sub-contractor.

PLAN No. AD0659608

DATE 06 JAN 2009

Revisions			
A			
Rev	Date	Description	By

PRELIMINARY

Issue

BLB chartered surveyors

Pavilion House
14-15 Dorset Street
Brighton
BN2 1WA

Tel: 01273 62 62 32
Fax: 01273 62 62 75

Email: enquiries@blbsurveyors.co.uk
www.blbsurveyors.co.uk

Client: Edwards Ltd

Project: Malt House Trading Estate
Brighton Road
Shoreham-by-Sea
West Sussex BN43

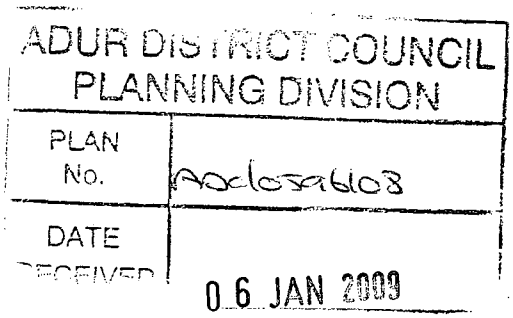
Drawing Title: OS Extract

Scale: 1:1250 (when printed @ A3)	Drawn By: RS	Date: 16/12/08
	Checked By: --	Date: --/--/08
Preliminary ☒	Planning ☐ Tender ☐	Construction ☐

Job: 08141 - Dwg No: 001 - Rev: A

Dawn Ayres

From: Rob Scott [Rob.S@blbsurveyors.co.uk]
Sent: 05 January 2009 16:44
To: Dawn Ayres
Subject: Application No. ADC/0596/08/INVAL



Dear Dawn

Re: Application No. ADC/0596/08/INVAL

Further to our conversation earlier today, regarding the above. We do not anticipate any changes to the existing parking surrounding the site. We have not included an existing and proposed parking layout as no alterations to the existing scheme have been proposed.

I trust this is to your satisfaction, should you have any more queries please do not hesitate to contact me.

Kind Regards

Rob Scott
Building Surveyor

BLB chartered surveyors

rob.s@blbsurveyors.co.uk
www.blbsurveyors.co.uk

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