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/0064/10**

Mr John Escott
Robinson Escott Planning
Downe House
303 High Street
Orpington
Kent
BR6 0NN

Details of Development
REMOVAL OF CONDITION 4 OF PERMISSION ADC/0047/08 (RESTRICTION OF USE OF FORMER CAR SHOWROOM TO DISPLAY OF KITCHEN AND BEDROOM PRODUCTS) TO ENABLE GENERAL RETAIL SHOP USE (CLASS A1) BUT EXCLUDING SALE OF FOOD

Location of Development
339 BRIGHTON ROAD LANCING WEST SUSSEX BN15 8JR

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 3rd March 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/04/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed use of the premises for general retail purposes (excluding the sale of food) would not detract from the existing local urban environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would not result in any significant diversion of trade from a town centre. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH7) or the South East Plan (TC2, SCT1).

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 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: *To ensure adequate provision for parking clear of the highway.*

03. No working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

    7.00 am and 6.00 pm on Mondays to Fridays inclusive
    8.00 am and 6.00 pm on Saturdays
    10.00 am and 4.00 pm on Sundays and Public Holidays.

    Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan.*

04. The premises shall be used as a shop within Class A1 of the Schedule to the Town and Country Planning (Use Classes) (Amendment) Order 2005 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification) but shall not be used at any time for the sale of food.

    Reason: *In the interests of amenity and to comply with policy AE16 of the Adur District Local Plan.*