ADUR
DISTRICT COUNCIL

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

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0077/07

Mr Martin Helyer
2 Queen Street
Emsworth
Hampshire
PO10 7BL

Details of Development
SUBDIVISION OF INDUSTRIAL BUILDING INTO 2 UNITS WITH FIRST-FLOOR FRONT EXTENSION (ONE UNIT FOR USE AS JOINERY WORKSHOP AND THE OTHER UNIT FOR A BUILDERS STORE AND OFFICES)

Location of Development
14 CHARTWELL ROAD LANCING WEST SUSSEX BN15 8TU

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 15th February 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies.

Peter Davies
Head of Planning and Community

02/04/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AE2, AE4, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5).

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 existing parking, turning, loading and unloading space on site shall be maintained at all times for the use of both units hereby permitted and shall not be used for any other use than as a parking, turning, loading, unloading area.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

03. The units hereby permitted shall not be occupied until provision for cycle parking 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 parking of cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

04. Prior to occupation of the units hereby permitted a Travel Plan shall be submitted to and approved by the Local Planning Authority.

Reason: *To promote sustainable modes of transport and to comply with policy AT12 of the Adur District Local Plan and policies DEV4 and DEV5 of the West Sussex Structure Plan.*

PTO

05. The premises shall be used only for purposes within Use Classes B1, B2 and B8 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *To retain business and industrial uses within allocated employment areas and to comply with policy AE2 of the Adur District Local Plan.*