Adur District Council

## Development Management

Mr Rick Hawkins
Property Project Solutions
16 Greatham Road
Maidenbower
West Sussex
RH10 7JJ

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990**
**TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015**

**APPLICATION NUMBER: AWDM/0101/16**

Details of Development
**CHANGE OF USE OF PART OF SITE TO SUI GENERIS VEHICLE RENTAL, PROVISION OF PALISADE FENCING, PROFILED STEEL SHEET VEHICLE WASH AND VACUUM CANOPY AND 2 PORTACABINS FOR OFFICE AND DRIVER REST AREA.**

Location of Development
**OCEAN VIEW BUSINESS PARK GARDNER ROAD SOUTHWICK WEST SUSSEX**

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 February 2016.

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

G Peck

Gary Peck
Planning Services Manager
14/04/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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## SCHEDULE

**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 2021.

**Reason**: *In order not to prejudice consideration of future proposals for the area.*

02. No working, trade or business whatsoever (including arrival, reception or despatch of deliveries or use of the car wash) shall take place on the premises except between the hours of:-

8.00 am and 6.00 pm on Mondays to Fridays inclusive
8.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

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

03. The use hereby permitted shall not commence until the car parking spaces and vehicle turning areas have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

**Reason**: *In the interests of amenity and highway safety.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No 597/GA/004 Rev C Title Proposed Layout
Date received 28 March 2016
1:1250 Scale Location Plan received 3 February 2016
Drawing No. 597/LP/002 Title Site Location Plans Date received 3 February 2016
Drawing No. 597/BP/003 Rev A Title Existing Site Layout showing proposed Hertz demise Date received 3 February 2016
Drawing No 597/DT/005 Rev B Title Car Wash Bay Details
Date received 3 February 2016
Vehicle wash bay technical information received 3 February 2016

**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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. As the site is adjacent to Network Rail's operational railway infrastructure, the applicant is strongly advised to contact Network Rail at AssetProtectionSussex@networkrail.co.uk prior to any works commencing on site

03. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk as a formal application for connection to the public sewerage system is required in order to service this development and there is a public water main within the site which must be protected during the development.