Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
PlanRight UK Ltd
464B Groby Road
Leicester
Leicestershire
LE3 9QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0607/13

Details of Development
CHANGE OF USE FROM WAREHOUSE (B8) TO MOT STATION WITH ANCILLARY REPAIRS (SUI GENERIS).

Location of Development
UNIT 1 BLOCK 1 CHALEX INDUSTRIAL ESTATE 214 MANOR HALL 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 30th 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
25/07/2013

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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 'saved' policies of the Adur Local Plan (AG1, AH7, AE2, AE4, AE15, AE16) and the planning policies set out in the National Planning Policy Framework.

Conditions

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. This permission shall inure solely for the benefit of sui generis MOT station with ancillary repairs operated by Car and Van Services Ltd in both its implementation and the use of the Unit 1 Block 1 thereafter. When the premises cease to be occupied by Car and Van Services Ltd, the use hereby permitted shall cease and the land made available to business purposes within Use Classes B1 and B8.

    Reason: *To protect and maintain a sufficient amount of industrial floor space within the district and to comply with Saved Adur Local Plan Policy AE2 in order not to prejudice consideration of future proposals for the area, and to enable the Local Planning Authority to review the special circumstances under which this permission is granted.*

03. Upon commencement of the use of Unit 1 Block 1 for the sui generis MOT station with ancillary repairs hereby permitted, Unit 2 Block 1 Chalex Industrial Estate shall cease to be used for sui generis purposes and shall only be used for business purposes within Use Classes B1, B2, and B8.

    Reason: *To protect and maintain a sufficient amount of industrial floor space within the district and to comply with Saved Adur Local Plan Policy AE2 in order not to prejudice consideration of future proposals for the area, and to enable the Local Planning Authority to review the special circumstances under which this permission is granted.*

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

    Drawing No. 1027/02 Rev B titled SITE PLAN date received 02-07-2013
    Drawing No. 1027/04 Rev A titled Proposed floor plan date valid 30-05-2013

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

Cont…/

05. Prior to the occupation of the unit the parking spaces (car and motor cycle) and traffic circulation area shown on the approved plans shall be provided and kept available at all times, and thereafter not used for any purpose other than for parking for visitors and staff and traffic circulation.

Reason: *In the interests of highway safety and amenity having regard to saved policy AG1 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

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

8.00 am and 6.00 pm of the same day, Monday to Friday
8.00 am and 1.00 pm of the same day, Saturdays
nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

07. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the application site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and highway safety to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

08. No MOT testing and/or ancillary car repairs shall take place anywhere on the application site unless confined to inside the buildings.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

09. No paint spraying of vehicles shall be carried out unless in accordance with a suitable emission control equipment installed to a specification which has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

Cont…/

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building units shall not be extended or altered externally or any incidental building erected.

    Reason: *In the interests of amenity and the environment and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no external plant or machinery shall be installed, erected or replaced on the application site.

    Reason: the interests of amenity and the environment and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.

12. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity and the environment and to comply with saved policy AE2 of the Adur District Local Plan and the planning policies of the National Planning Policy Framework.*

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.