Form Ref. No. 711500

ADUR DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No. ADC063167
Date Received 17 OCT 2007
Fee 135
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	HELVELLYN PROPERTIES LIMITED
Telephone	
Email	

Address	94 MOUNT STREET
	LONDON
Postcode	W1Y 5HG

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	NASH AND PARTNERS LTD
Telephone	01243 815720
Email Address	ANDREW@NASHPL.COM

Address	STATION APPROACH
	SOUTHGATE
	CHICHESTER
	WEST SUSSEX
Postcode	PO19 8GA

Application Type

(a) Full planning permission (including changes of use) — YES

(b) Outline planning permission — NO

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

ROYAL BUILDINGS
CHURCHILL INDUSTRIAL ESTATE
MARLBOROUGH ROAD
LANCING
WEST SUSSEX

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.40

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: REPLACEMENT OF TREE SCREEN WITH WESTERN RED CEDAR HEDGE, MINOR ALTERATIONS TO THE PARKING AREAS AND RE-CLADDING OF THE BUILDINGS

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only No

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: INDUSTRIAL

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? Yes If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? AS EXISTING

(ii) How will foul sewage be disposed of? AS EXISTING (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

NO CHANGE PROPOSED TO ANY OF THE EXISTING USES ON SITE

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship: MINOR WORKS TO EXISTING INDUSTRIAL SITE

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?	1760		1760
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	1760		1760

Other Uses 1 or Comments/Information

THE PROPOSAL INVOLES NO CHANGE IN FLOOR AREAS OR USES

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected. THE PROPOSEAL INVOLVES NO CHAMGES TO THE TENNANTS STAFFING ARRANGEMENTS

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

THREE ADDITIONAL CAR PARKING SPACES ARE PROVIDED, ONE BEING ACCESSIBLE, PLUS SPACE FOR CYCLE AND MOTORCYCLE PARKING

State number of car spaces: 33

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse? NO CHANGE

What is the volume of any trade effluents or trade refuse? NO CHANGE

and the proposed means of disposal of any trade effluents or trade refuse? NO CHANGE

Will the proposed use involve the use or storage of any hazardous substances? No

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
SITE LAYOUT	0995/SK-10	1:200
ELEVATIONS 1	0995/SL-11	1:100
ELEVATIONS 2	0995/SK-12	1:100
LOCATION	0995/SK-15	1:1250

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee £135.00

I/WE APPLY F[redacted]RMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] HELVELLYN PROPERTIES LIMITED

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B**. A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[redacted] given requisite notice to every person other than [redacted] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

[redacted]ee to these statements? NO

Signed: [redacted] Date: 12 OCTOBER 2007

On behalf of: HELVELLYN PROPERTIES LIMITED

NASH

DESIGN AND ACCESS STATEMENT

Royal Buildings, Churchill Industrial Estate

Proposed alterations to site features and re-cladding of buildings

ADUR DISTRICT COUNCIL
PLANNING
PLAN No. A/OC/06371/07
DATE RECEIVED 17 OCT 2007

Assessment of Context

The site is small 1980's industrial development on the edge of Lancing Business Park.

The proposals are for the replacement of the profiled steel cladding and glazed entrance frames of the buildings, together with improvements to the site feature and replacement of the tree screen with a more suitable hedge.

Local Involvement

No local consultations have been sought as the proposal does not involve any change in the operations or intensity of operations on the site.

Evaluation

The steel cladding of the exiting buildings is reaching the end of its useful life; it is suffering corrosion and degradation of the surface finishes due in part to the proximity to the coast.

The tree screen has overgrown such that it no longer serves the intended purpose in providing visual and sound screening.

Design Principles

The new cladding has a similar base colour to the existing, but with all edges picked out in blue with matching powder coated aluminium glazing frames.

The replacement for the trees is close planted western red cedar intended to form a hedge when periodically clipped, which will retain the low level screening and can be maintained at a reasonable height.

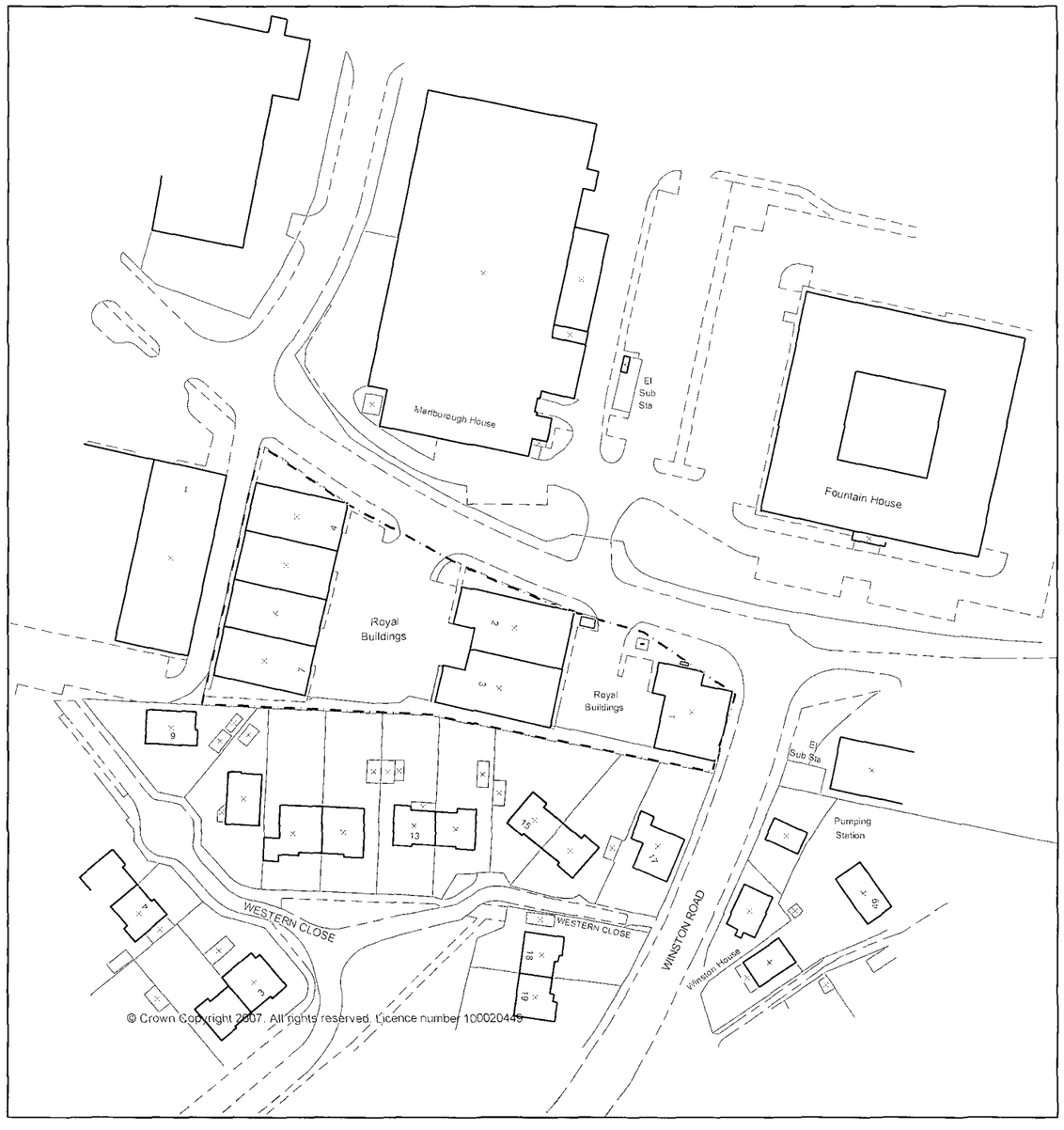
NASH

Access

The site has adequate access for vehicles and pedestrians in general and is in reasonably close proximity to public transport services. The proposal includes increased parking, in particular to serve the MOT testing centre, plus it also provides a disabled parking bay, cycle and motorcycle parking.

Nash and Partners Ltd
October 2007

NOTE
DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS RELATING TO SUBCONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUBCONTRACTORS AND SUPPLIERS.
ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK.
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNISED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS.
© THIS DRAWING IS THE COPYRIGHT OF NASH AND PARTNERS LTD.



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0837/07
DATE RECEIVED 17 OCT 2007

LOCATION
LOCATION PLAN
CHURCHILL INDUSTRIAL ESTATE
MARLBOROUGH ROAD LANCING

DRAWING
PROPOSED SITE AND
AND RE-CLADDING WORKS
LOCATION PLAN

Date: OCTOBER 2007
Drawn By: ARV

Scale: 1:1250

Drawing No: 0995/SK-15

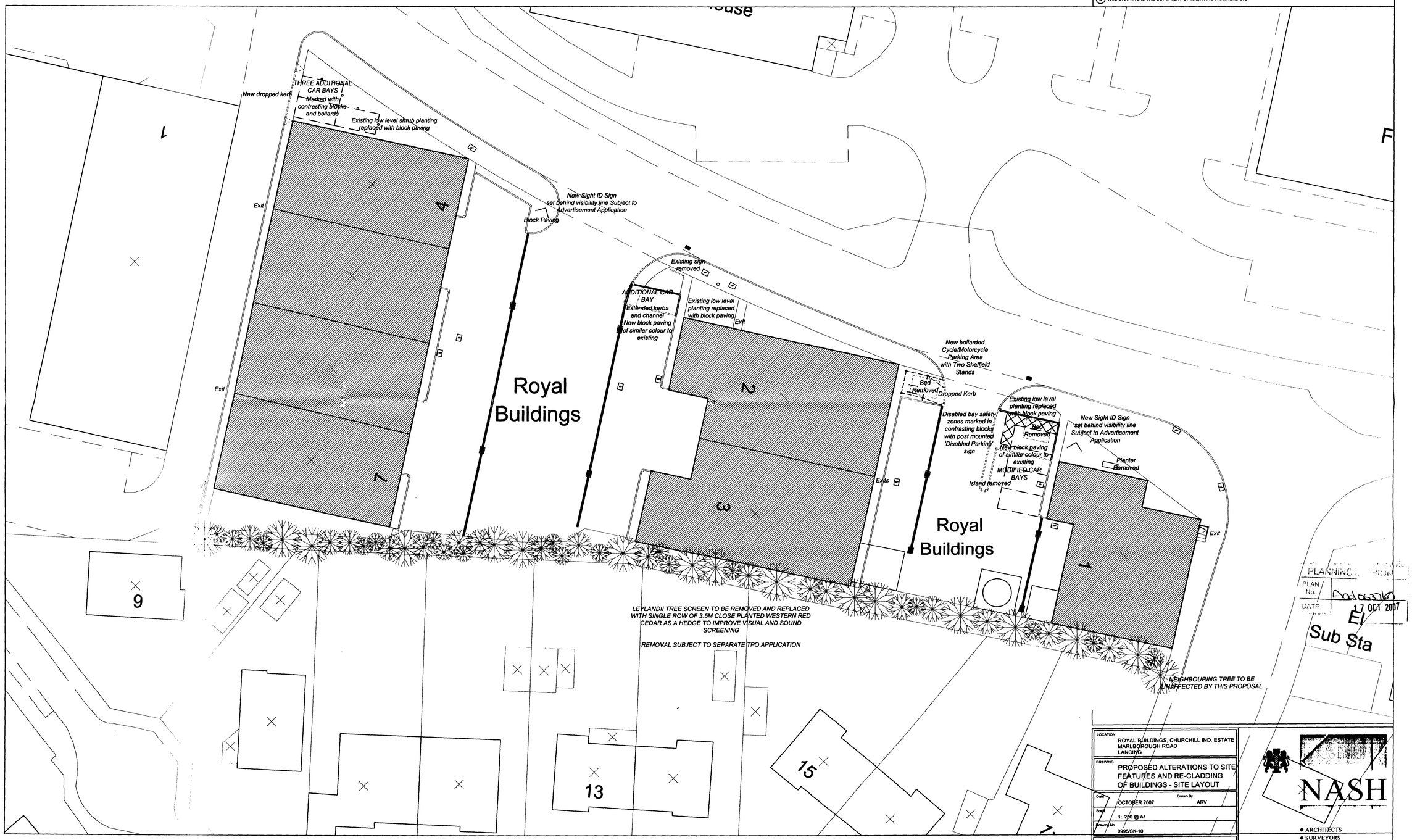
NASH & PARTNERS LIMITED
Station Approach Southgate Chichester
West Sussex PO19 8GA
Tel (01243) 815720 Fax (01243) 784419
Email office@nashpl.com

NASH
◆ ARCHITECTS
◆ SURVEYORS
◆ PROJECT MANAGERS
◆ PROPERTY CONSULTANTS

CAD file name
0995_MASTER_REV_01.dwg

NOTE
DO NOT SCALE FROM THIS DRAWING. ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS. ALL DIMENSIONS ARE IN MILLIMETRES. IF IN DOUBT ASK
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY.
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS

© THIS DRAWING IS THE COPYRIGHT OF NASH AND PARTNERS LTD.



PLANNING DIVISION
PLAN No. Add063767
DATE 17 OCT 2007

LOCATION
ROYAL BUILDINGS, CHURCHILL IND. ESTATE
MARLBOROUGH ROAD
LANCING

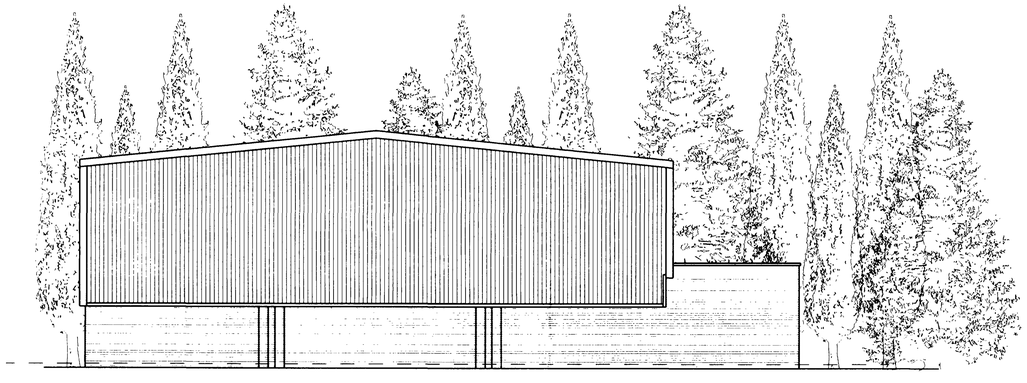
DRAWING
PROPOSED ALTERATIONS TO SITE FEATURES AND RE-CLADDING OF BUILDINGS - SITE LAYOUT

Date: OCTOBER 2007
Drawn By: ARV
Scale: 1: 250 @ A1
Drawing No: 0995/SK-10

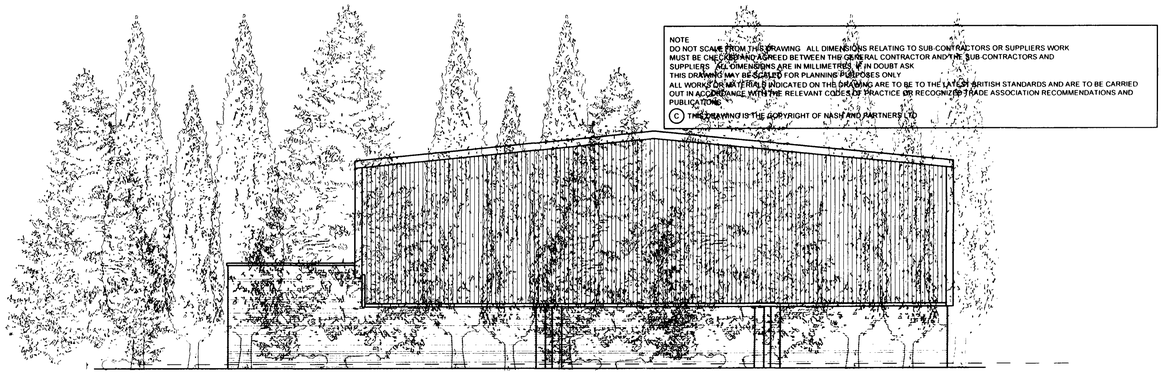
NASH & PARTNERS LIMITED
Station Approach Southgate Chichester
West Sussex PO19 8GA
Tel (01243) 815720 Fax (01243) 784419
Email: office@nashpl.com

NASH
◆ ARCHITECTS
◆ SURVEYORS
◆ PROJECT MANAGERS
◆ PROPERTY CONSULTANTS

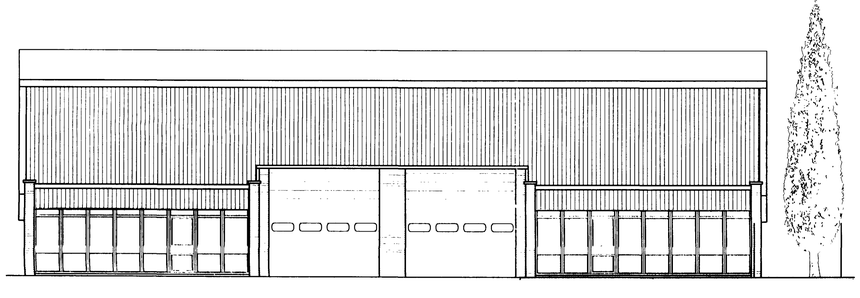
CAD file name
0995_MASTER_REV_01.dwg



NORTH ELEVATION

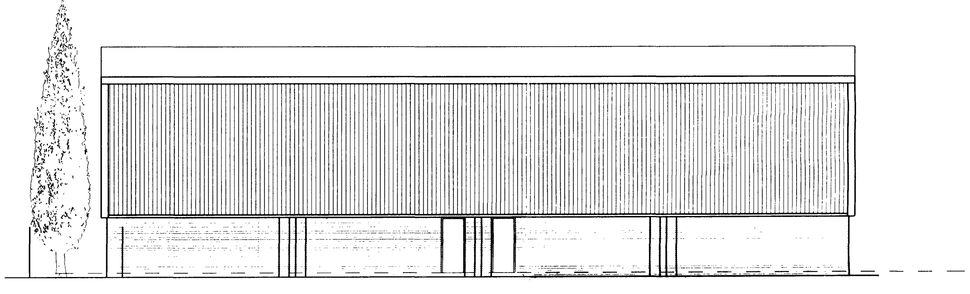


SOUTH ELEVATION

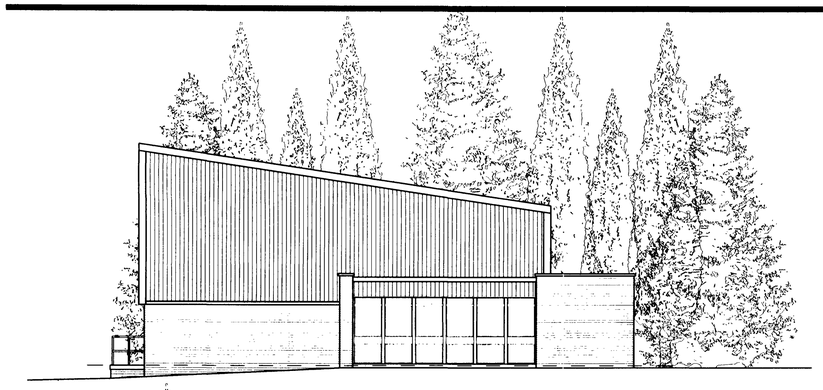


EAST ELEVATION

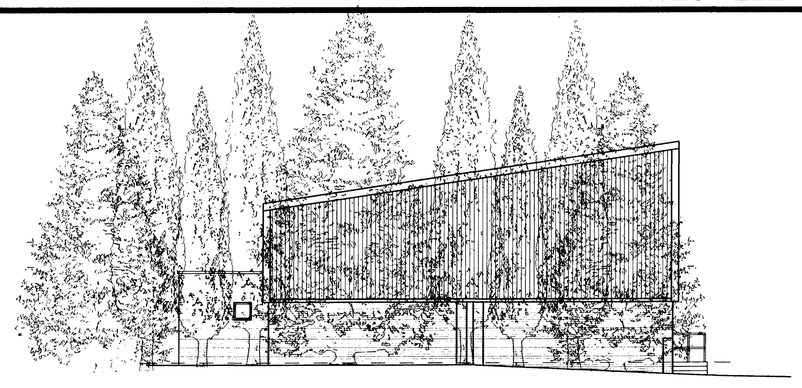
UNITS 2 & 3



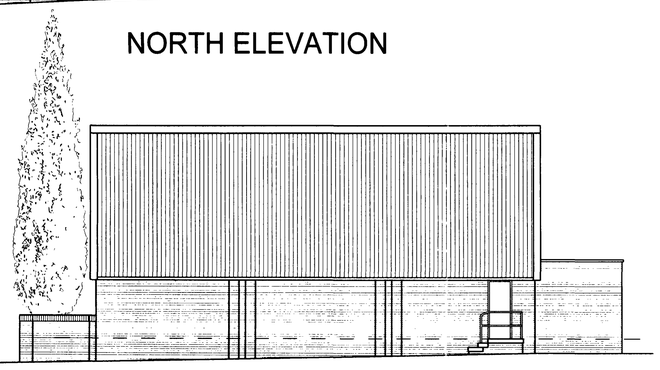
WEST ELEVATION



NORTH ELEVATION

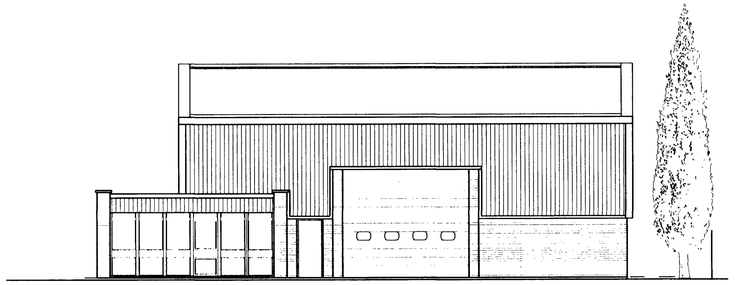


SOUTH ELEVATION



EAST ELEVATION

UNIT 1



WEST ELEVATION

NOTE
DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS ALL DIMENSIONS ARE IN MILLIMETRES IF IN DOUBT ASK
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY
ALL WORKS OR MATERIALS INDICATED ON THIS DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS
© THIS DRAWING IS THE COPYRIGHT OF NASH AND PARTNERS LTD

PROPOSED WORKS

(SEE BOTH ELEVATION DRAWINGS AND SITE LAYOUT)

TREE WORKS

EXISTING TREE SCREEN TO SOUTH BOUNDARY (SHOWN REPRESENTIVELY) ORIGINALLY COMPRISING TWO ROWS OF LEYLANDII TO BE REMOVED DUE TO OVERGROWTH AND RESULTANT RAISING OF THE CROWN NEGATING ANY LOW LEVEL VISUAL AND SOUND SCREENING EFFECT

TO BE REPLACED WITH A SINGLE CLOSE PLANTED ROW OF 3 5M WESTERN RED CEDAR - THUJA PLICATA ATROVIRENS - AS A HEDGE
THE REMOVAL IS SUBJECT TO A SEPARATE TPO APPLICATION

CLADDING WORKS

EXISTING ROOF AND WALL CLADDING TO BE REMOVED IN PHASES AND REPLACED WITH NEW COLOURCOATED COMPOSITE METAL CLADDING IN GOOSWING GREY BS 10 A 05 WITH OCEAN BLUE BS 18 C 39 CORNER/VERGE/MONO RIDGE TRIMS AND GUTTERS

EXISTING SIGNS TO BE TEMPORARILY MOUNTED DURING WORKS AND RE-INSTATED AS EXISTING ON COMPLETION OF EACH PHASE

FENESTRATION CHANGES

EXISTING GLAZED SCREENS TO BE REPLACED IN POWDER COATED ALUMINIUM FRAMED UNITS IN A RAL BLUE OF PRACTICABLE MATCH TO THE CLADDING TRIMS

GENERALLY

DAMAGED PERSONEL DOORS REPAIRED OR REPLACED AND DECORATED IN RED AS EXISTING

DAMAGED SHUTTER DOORS OVERHAUED AND REDECORATED IF NECESSARY IN RED

BADLY WATER STAINED AREAS OF BRICKWORK TO BE CLEANED AND ANY DEFECTIVE POINTING REPAIRED

CLOSE BOARD FENCING REMOVED TEMPORARILY FOR ACCESS, REPLACED MADE GOOD AND RE-STAINED

COMPOUND FENCING FULLY REINSTATED WHERE DAMAGED OR DECAYED

PLANNING DIVISION
PLAN No. A0d063767
DATE RECEIVED 17 OCT 2007

LOCATION
ROYAL BUILDINGS, CHURCHILL IND ESTATE
MARLBOROUGH ROAD
LANCING

DRAWING
PROPOSED ALTERATIONS TO SITE LAYOUT AND RE-CLADDING OF BUILDINGS - ELEVATIONS 1

Date: OCTOBER 2007 Drawn By: ARV

Scale: 1 100 @ A1

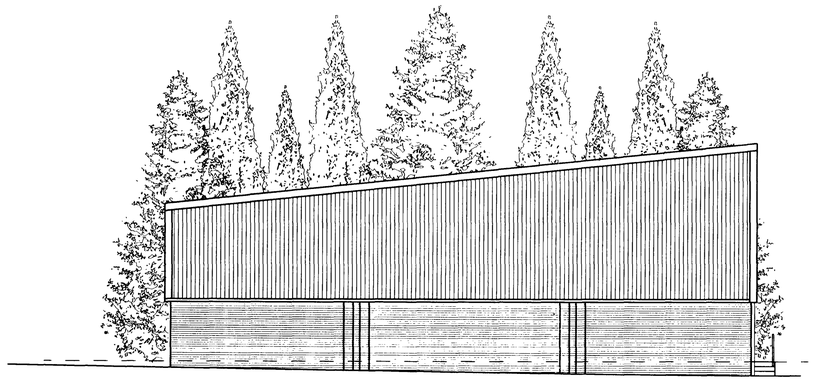
Drawing No: 0995/SK-11

NASH & PARTNERS LIMITED
Station Approach Southgate Chichester
West Sussex PO19 8GA
Tel (01243) 815720 Fax (01243) 784419
Email office@nashpl com

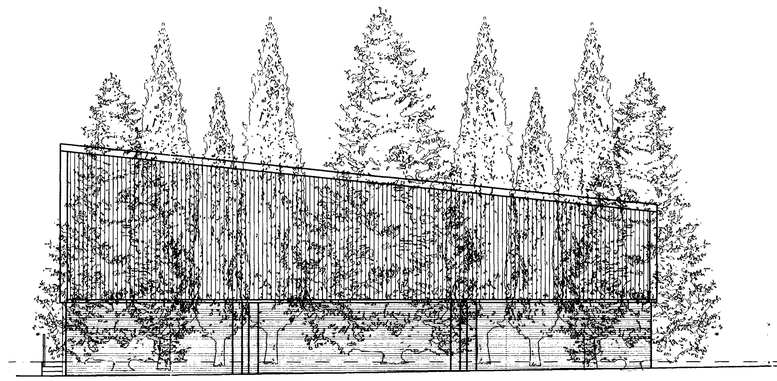
NASH

- ARCHITECTS
- SURVEYORS
- PROJECT MANAGERS
- PROPERTY CONSULTANTS

CAD file name
0995_MASTER_REV_01.dwg



NORTH ELEVATION



SOUTH ELEVATION

NOTE
DO NOT SCALE FROM THIS DRAWING ALL DIMENSIONS RELATING TO SUB-CONTRACTORS OR SUPPLIERS WORK MUST BE CHECKED AND AGREED BETWEEN THE GENERAL CONTRACTOR AND THE SUB-CONTRACTORS AND SUPPLIERS ALL DIMENSIONS ARE IN MILLIMETRES IF IN DOUBT ASK
THIS DRAWING MAY BE SCALED FOR PLANNING PURPOSES ONLY
ALL WORKS OR MATERIALS INDICATED ON THE DRAWING ARE TO BE TO THE LATEST BRITISH STANDARDS AND ARE TO BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT CODES OF PRACTICE OR RECOGNIZED TRADE ASSOCIATION RECOMMENDATIONS AND PUBLICATIONS

© THIS DRAWING IS THE COPYRIGHT OF NASH AND PARTNERS LTD

PROPOSED WORKS

(SEE BOTH ELEVATION DRAWINGS AND SITE LAYOUT)

TREE WORKS

EXISTING TREE SCREEN TO SOUTH BOUNDARY (SHOWN REPRESENTIVELY) ORIGINALLY COMPRISING TWO ROWS OF LEYLANDII TO BE REMOVED DUE TO OVERGROWTH AND RESULTANT RAISING OF THE CROWN NEGATING ANY LOW LEVEL VISUAL AND SOUND SCREENING EFFECT

TO BE REPLACED WITH A SINGLE CLOSE PLANTED ROW OF 3 5M WESTERN RED CEDAR - THUJA PLICATA ATROVIRENS - AS A HEDGE
THE REMOVAL IS SUBJECT TO A SEPARATE TPO APPLICATION

CLADDING WORKS

EXISTING ROOF AND WALL CLADDING TO BE REMOVED IN PHASES AND REPLACED WITH NEW COLOURCOATED COMPOSITE METAL CLADDING IN GOOSWING GREY BS 10 A 05 WITH OCEAN BLUE BS 18 C 39 CORNER/VERGE/MONO RIDGE TRIMS AND GUTTERS

EXISTING SIGNS TO BE TEMPORARILY MOUNTED DURING WORKS AND RE-INSTATED AS EXISTING ON COMPLETION OF EACH PHASE

FENESTRATION CHANGES

EXISTING GLAZED SCREENS TO BE REPLACED IN POWDER COATED ALUMINIUM FRAMED UNITS IN A RAL BLUE OF PRACTICABLE MATCH TO THE CLADDING TRIMS

GENERALLY

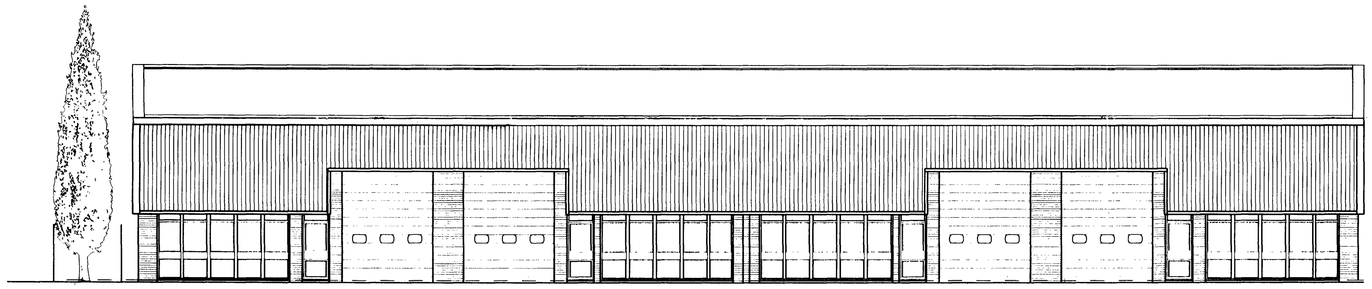
DAMAGED PERSONEL DOORS REPAIRED OR REPLACED AND DECORATED IN RED AS EXISTING

DAMAGED SHUTTER DOORS OVERHAUED AND REDECORATED IF NECESSARY IN RED

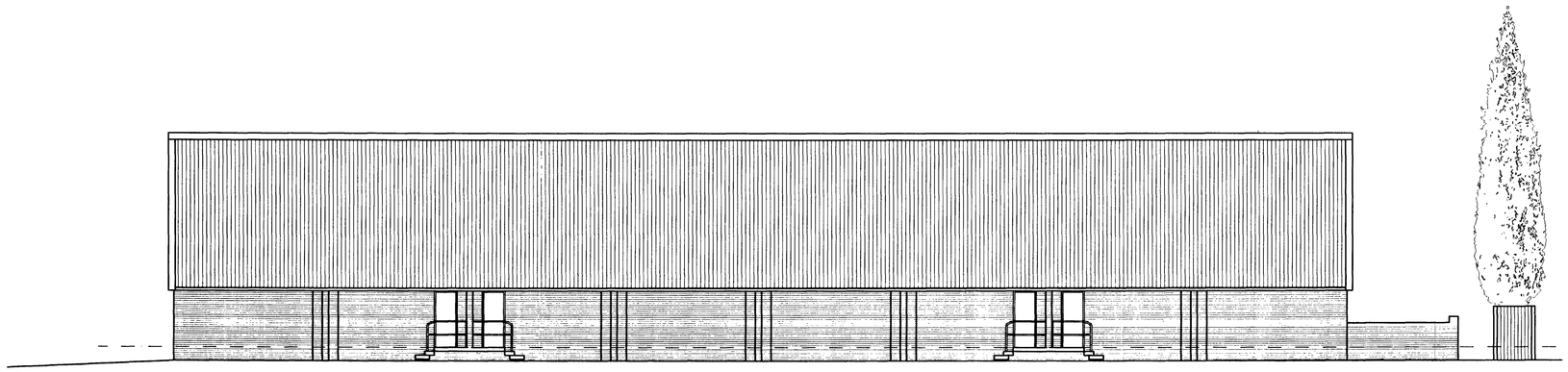
BADLY WATER STAINED AREAS OF BRICKWORK TO BE CLEANED AND ANY DEFECTIVE POINTING REPAIRED

CLOSE BOARD FENCING REMOVED TEMPORARILY FOR ACCESS, REPLACED MADE GOOD AND RE-STAINED

COMPOUND FENCING FULLY REINSTATED WHERE DAMAGED OR DECAYED



EAST ELEVATION



WEST ELEVATION

UNITS 4 - 7

PLANNING DIVISION
PLAN No. 0900553/167
DATE 17 OCT 2007

LOCATION
ROYAL BUILDINGS, CHURCHILL IND. ESTATE
MARLBOROUGH ROAD
LANCING

DRAWING
PROPOSED ALTERATIONS TO SITE LAYOUT AND RE-CLADDING OF BUILDINGS - ELEVATIONS 2

Date: OCTOBER 2007 Drawn By: ARV

Scale: 1: 100 @ A1

Drawing No: 0995/SK-12

NASH & PARTNERS LIMITED
Station Approach Southgate Chichester
West Sussex PO19 8GA
Tel (01243) 815720 Fax (01243) 784419
Email office@nashpl com

NASH
◆ ARCHITECTS
◆ SURVEYORS
◆ PROJECT MANAGERS
◆ PROPERTY CONSULTANTS

CAD file name
0995_MASTER_REV_01 dwg