Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0497/FULL

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

Meuhlemann and Partner
Kasrelsstrasse 98
Grenchen
Switzerland
CH 2540

PROPOSAL: Construction of a new building for offices, research and development, assembling, storage and including landscaped areas and parking. Lemo UK and former Caffyns Site.

LOCATION : 12 North Street Worthing

DATE REGISTERED 2nd June 2008

APPLICANT : Lemo (UK) Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 07/302/001, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16 and 17 which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 12th September 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

2. The development hereby permitted shall not be occupied until the parking provision shown on the approved plans has been provided and constructed. The parking and manoeuvring areas so provided shall thereafter be retained and only used for these purposes unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the development hereby permitted and in the interests of visual amenity.

3. The building shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed in writing with the Local Planning Authority.

   Reason: In the interests of highway safety.

4. The building shall not be occupied until space has been laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the loading and unloading of vehicles and the parking of delivery vehicles clear of the public highway. Such space as may be agreed shall not thereafter be used for any purpose other than for the purposes for which it is provided.

   Reason: In the interests of highway safety.

5. The access from the site to the public highway shall be designed, laid out and constructed with visibility splays and sight lines in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any building or use authorised by this permission is commenced.

   Reason: In the interests of highway safety.

6. The building shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority to prevent surface water discharging onto the public highway.

   Reason: In the interests of highway safety.

7. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

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

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8. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

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

9. With the exception of work in connection with the construction of the access road(s) to serve the proposed development, no work shall be undertaken on the site until the said access road(s) have been constructed in accordance with plans to be submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of road safety.

10. No development shall take place until details of the screen walls and fences have been submitted to and approved in writing by the Local Planning Authority. The building shall not be occupied until such screen walls or fences as may be agreed have been erected.

    Reason: In the interests of amenity.

11. The development hereby permitted shall not commence until details of the materials to be used for surfacing the access road, parking spaces, manoeuvring areas and pedestrian paths have been submitted to and agreed in writing by the Local Planning Authority. The car parking and associated areas shall then be surfaced only in accordance with such details as may be agreed.

    Reason: In the interests of visual amenity.

12. No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within buildings or within storage areas as may be approved in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of neighbouring properties and in the interests of visual amenity.

13. No loading, unloading, deliveries or collections shall take place other than between the hours of 7.00 a.m. and 8.00 p.m. Monday to Saturday only and at no time on Sundays or on Bank or Public holidays.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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14. No development shall take place unless and until a scheme for the suppression of dust during demolition and construction has been submitted to and agreed in writing by the Local Planning Authority. The scheme as may be agreed shall be implemented throughout the entire course of demolition and construction unless otherwise agreed in writing by the Local Planning Authority.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

15. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

16. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority in an application on that behalf.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

17. The premises shall not be open for trade or business except between the hours of 7.00 am and 8.00 pm Monday to Saturday only and at no time on Sundays or on Bank or Public Holidays.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties.

18. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner. Any trees or plants which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

    Reason: In the interests of amenity and of the environment of the development.

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19. The development hereby permitted shall not commence unless and until a precise schedule of all external materials and finishes to be used for the building including samples submitted where requested, have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

Reason: Notwithstanding the submitted illustrations, clarification of the colour, materials and form of the building elements are required in the interests of visual amenity and for the avoidance of doubt.

20. The premises shall be used only as Class B1, with no permitted change to Class B8, and for no other purpose within the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

Reason: Other uses within this Use Class may result in highway problems and/or result in a loss of residential amenity, or may not be acceptable in policy terms.

21. The building shall not be occupied until refuse collection and recycling facilities have been installed to the written satisfaction of the Local Planning Authority.

Reason: To ensure that sustainable systems are incorporated for the disposal of refuse.

22. No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

Reason: The site is of archaeological significance and it should be recorded by excavation before it is destroyed by development.

23. The development hereby permitted shall not be commenced until the following measures have been undertaken:-

(i) the submission of a scheme for the investigation of potential ground contamination;

(ii) the approval of the scheme referred to in (i) above by the Local Planning Authority;

(iii) the completion of a site investigation in accordance with any scheme as may be agreed;

(iv) the submission to and written approval by the Local Planning Authority of the results of any such investigation;

(v) the submission to and written approval by the Local Planning Authority of a detailed action plan for remediation of the site;

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(vi) the full implementation of the agreed action plan on the site to the satisfaction of the Local Planning Authority.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

24. The development hereby permitted shall not be commenced unless and until details of the sustainable design features of the development and its construction have been submitted to and approved by the Local Planning Authority. Such measures to include energy efficiency in construction and use of building materials; the use of daylight, sunlight and natural air flows to provide heating and ventilation for the building; re-use and recycling of water and rainwater, composting of domestic food and garden waste; use of solar and wind energy and incorporation or utilisation of recycled building materials and excavated material and ecological restoration and enhancement of the site, including provision of bat and bird nesting boxes, as appropriate. The development shall not be built or constructed other than in full accordance with any such approval.

Reason: To maximise the opportunities for sustainable design in accordance with Worthing Local Plan policies RES1 and RES2 and West Sussex Structure Plan policies DEV1 and ERA2 by improving the energy efficiency of the building and reducing demands on natural resources and waste generation and enhancing wildlife habitats in accordance with West Sussex Structure Plan policy ERA2 and Government guidance in PPS9: Bio- Diversity and Geological conservation; PPG22 Renewable Energy; and PPS10 Planning for Sustainable Waste Management.

25. There shall at no time be general access to any roof areas with access limited to repair and maintenance purposes only and emergency access or escape.

Reason: To protect the privacy and amenities of neighbouring properties.

26. The building shall not be occupied until a full and final Travel Plan has been submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure that staff and visitors are discouraged from using private motor vehicles and to encourage more sustainable forms of transport to serve the development.

27. The building shall not be occupied unless or until cycle stores for a minimum total of 25 bicycles have been provided in accordance with a design and in positions to be agreed in writing with the Local Planning Authority.

Reason: To ensure that an appropriate form and level of sustainable transport provision is made within the development.

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28. The level of noise emitted from the site shall not exceed 35 dBH at the nearest residential property. The measurement and the rating of the noise shall be carried out in accordance with BS4142.

Reason: To safeguard the amenities of neighbouring properties.

29. The pavilion building as illustrated is not hereby approved and shall not be erected on site until precise details in relation to its design and revised location have been submitted to and agreed in writing by the Local Planning Authority.

Reason: No details have been submitted and the proposed location is unacceptable due to its close relationship with Elliots Cottages.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

BE1 - Design Quality
H18 - Amenity of Residents
RES7 - Control of Polluting Development
RES9 - Contaminated Land
RES12 - Provision of Infrastructure
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH4 - Conservation areas and historic towns and villages
CH5 - Buildings of architectural or historical importance
CH7 - Archaeology
DEV1 - High Quality Development
DEV3 - Infrastructure requirements
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA8 - Waste
NE1 - Level of residential and employment development
NE5 - Employment provision

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.