ADUR
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Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0389/10**

Miss Tasmin Cottle
Roger Tym and Partners
3 Museum Square
Leicester
LE1 6UF

Details of Development
EXTENSION OF INTERNAL MEZZANINE AND RECONFIGURATION OF SERVICE YARD AND GARDEN CENTRE

Location of Development
HOMEBASE HOLMBUSH CENTRE UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6TD

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 13th October 2010.

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

10/12/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and the site is considered to be sequentially suitable for the type and size of retail store enlargement proposed without adversely affecting the vitality and viability of established town centres. The site is accessible by a choice of means of transport without detracting unacceptably from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of nearby properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AG3, AS3) and the South East Plan (SCT1-4, SP3, CC1-4, RE3, T4-5, NRM10, BE1, TC2-3).

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 Travel Plan submitted with the application shall be implemented in accordance with the timetable contained in the Travel Plan and shall continue to be implemented in accordance with the Travel Plan unless otherwise agreed in writing with the Local Planning Authority.

    Reason: *In the interests of promoting sustainable means of travel in accordance with PPG15.*

03. No deliveries, loading or unloading of vehicles to the rear service yard shall take place on the premises except between the hours of 7am and 6pm Mondays to Fridays inclusive, 8am to 1pm on Saturdays, nor at any time on Sundays or Public Holidays.

    Reason: *In the interests of amenity having regard to policy AH7 of the Adur District Local Plan.*

PTO

04. No deliveries, loading or unloading of vehicles to the rear service yard shall take place until a speed bump or similar device to limit HGV and other motorised vehicle access has been constructed and a sign has been erected to notify drivers to switch off vehicle engines during loading/unloading in accordance with details to be submitted to and approved in writing by the local planning authority. The approved measures shall thereafter be permanently retained/displayed.

Reason: *In the interests of amenity having regard to policy AH7 of the Adur District Local Plan and PPG24.*

05. The extended store hereby approved shall not commence trading until such time as a statement in relation to servicing arrangements, which shall include details relating to the timing and number of deliveries for the extended store, has been submitted to and approved in writing by the Local Planning Authority. Deliveries to the store shall thereafter be in accordance with the approved statement unless otherwise agreed with the Local Planning Authority.

Reason: *In the interests of road safety and to ensure that congestion and conflict does not result within the car park during deliveries to the store.*

06. No deliveries, loading or unloading of vehicles to the rear service yard shall take place until the existing fence panels on the northern and eastern boundaries of the reconfigured yard and service road have been replaced with new solid fence panels in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity having regard to policy AH7 of the Adur District Local Plan and PPG24.*

07. No motorised vehicles of any kind shall be used beyond the speed bump or similar device approved under Condition 4. Any wheeled devices used to transport goods within the prohibited area shall have pneumatic wheels only.

Reason: *In the interests of amenity having regard to policy AH7 of the Adur District Local Plan and PPG24.*

08. The premises as extended shall not be used for the sale of food other than for consumption on the premises ancillary to the permitted use for the retail sale of non-food goods and items.

Reason: *To prevent a harmful diversion of trade from established centres contrary to PPS5.*

PTO

09. This permission relates to the following approved plans date stamped received 13 October 2010:

1:1250 Scale Location Plan, Drawing No. -000-001 (Planning Layout Ground Floor), Drawing No. -000-002 (Planning Layout Mezzanine Floor)

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