ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

**APPLICATION NUMBER:
ADC/0689/07**

Mr Anthony Twigger
Marlborough Road
Units 1,2,3 The Chilterns
Marlborough Road
Lancing
West Sussex
BN15 8SU

Details of Development
CHANGE OF USE FROM CLASS B1 LIGHT INDUSTRIAL TO B2 GENERAL INDUSTRIAL (RETROSPECTIVE) (UNITS 1-4)

Location of Development
UNITS 1 TO 4 THE CHILTERNS MARLBOROUGH ROAD LANCING WEST SUSSEX BN15 8SU

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 16th November 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Keith Morgan
Planning Services Manager

04/01/2008

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 policies of the Adur District Local Plan (AG1, AE2, AE4) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5).

Conditions

01. This permission shall inure for the benefit of AMC Sheet Metal Fabrications and the existing scrap metal operator in both its implementation and the use of the premises thereafter and shall not inure for the benefit of the land.

Reason: *Permission would not normally be granted for such development and is only permitted exceptionally and to comply with policy AE2 of the Adur District Local Plan and LOC1 of the West Sussex Structure Plan.*

02. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within the storage areas identified on the amended plan received on 19 December 2007.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and DEV1 & DEV5 of the West Sussex Structure Plan.*

03. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*