Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/09/0811/FULL

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

Mr James Roberts
Roberts And Wrigley Associates
27a Goring Road
Worthing
West Sussex
BN12 4AR

PROPOSAL: Proposed change of use from hire shop and workshop (currently vacant) to motorcycle sales and workshop/MOT testing.

LOCATION : 42 - 46 Teville Road Worthing

DATE REGISTERED 21st September 2009

APPLICANT : Mr S Keys

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing 1 deposited on 3rd November 2009 and Drawing 2 deposited on 21st September 2009 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 five years from the date of this permission.

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

Cont.....

[redacted]

Dated : 16th November 2009

Executive Head of Planning,
Regeneration and Wellbeing

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

2. Notwithstanding the Uses Classes Order 1987 as Amended Town and Country Planning Act 1990 As Amended and any subsequent amendments, the premises shall be used for no purpose other than motorcycle sales with ancillary workshop/MOT testing.

   Reason: The premises and their location are unsuitable for general motor maintenance or repairs and to safeguard the amenity of neighbouring occupiers.

3. All vehicle testing (except for road testing), motorcycle repairs and maintenance and MOT testing shall take place within the building in the areas designated on the submitted drawings.

   Reason: To safeguard the amenity of neighbouring occupiers.

4. All power tools shall be operated inside the workshop and all external doors to the workshop (including MOT testing area) shall be closed when power tools are operated or when any motor vehicle is tested (except for road testing).

   Reason: To safeguard the amenity of neighbouring occupiers.

5. Notwithstanding any indication given on the plans and supporting information that have been submitted, prior to the commencement of any vehicle testing on site, full details of a suitable and sufficient scheme for the effective removal of exhaust fumes from vehicle testing shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall also include full details of noise levels expected from any system. The development shall then be implemented in accordance with these approved details prior to any vehicle testing commencing on site and shall be maintained thereafter.

   Reason: To safeguard the amenity of neighbouring occupiers and in the interest of visual amenity, bearing in mind the quality of this distinguished Victorian building.

6. No revving of motorcycle engines shall take place outside of the buildings, their yard or Oxford Road.

   Reason: To safeguard the amenity of neighbouring occupiers.

7. The premises shall not be open for trade or to the public, nor any motorcycle repairs, maintenance, MOT testing or road testing of vehicles other than between hours of 8.30am to 6pm Monday to Friday and 8.30am to 5pm on Saturday and shall be closed at all other times and days, including any Public or Bank Holiday, whether they fall on a weekday or weekend.

   Reason: To safeguard the amenity of neighbouring occupiers.

Cont.....

8. The premises shall not be used unless and until the north facing upper floor windows of the premise have been obscure glazed and the premises shall be maintained as such thereafter.

   Reason: To safeguard the privacy of neighbouring occupiers.

9. No customer motorcycle parking shall take place other than on the forecourt of the premises.

   Reason: To safeguard the amenity of neighbouring occupiers.

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 South East Plan 2009 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
TR9 - Parking Requirements for Development

South East Plan 2009

BE1 - Management for an Urban Renaissance
CC1 - Sustainable Development
CC4 - Sustainable Design and Construction
NRM4 - Sustainable Flood Risk Management
RE3 - Employment of Land Provision
SCT1 - Core Strategy
SCT2 - Enabling Economic Regeneration
SCT3 - Management of Existing Employment Sites and Premises
SP3 - Urban Focus and Urban Renaissance
T2 - Mobility Management
T4 - Parking
T5 - Travel Plans and Advice

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.