Adur District Council

Planning, Regeneration and Wellbeing

Mr Andrew Coles
Smartpaint
Unit 25 Winston Business Centre
Chartwell Road
Lancing
West Sussex
BN15 8TU

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1489/12

Details of Development
CHANGE OF USE FROM B1 LIGHT INDUSTRIAL TO B2 VEHICLE REPAIRS INCLUDING CAR BODY REPAIRS AND PAINT SPRAYING.

Location of Development
UNIT 25 WINSTON BUSINESS CENTRE 43 CHARTWELL ROAD LANCING BUSINESS PARK LANCING

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 19th December 2012.

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
30/01/2013

ADUR DISTRICT COUNCIL
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Ref: AWDM/1489/12

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).

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 use hereby permission shall be carried out in accordance with the following approved plans:

Site Plan - received :	19th December 2012
Location Plan – received:	19th December 2012
Details of Smart Repair Bay – received:	19th December 2012
Elevations and Floor Plans – received:	19th December 2012

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

03. 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 building.

    Reason: *In the interests of amenity and highway safety having regard to saved policies AG1 or AE2 of the Adur District Local Plan.*

04. A vehicle inspection pit shall not be installed at the premises without prior written consent from the Local Planning Authority.

    Reason: - *As the site is located within flood zone 2 and is therefore at risk of flooding.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.