ADUR DISTRICT COUNCIL

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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/0097/06

ADUR & WORTHING PLANNING SERVICES

	AWDM/1458/12
DATE VALID	28 NOV 2012

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

Details of Development
PARTIAL DEMOLITION OF EXISTING BUILDING AND REFURBISHMENT OF REMAINDER WITH ADDITIONAL STOREY TO EAST PART TO PROVIDE 16 CLASS B1/B8 UNITS IN 2 BLOCKS WITH 57 PARKING SPACES.

Location of Development
CHALEX WORKS MANOR HALL ROAD SOUTHWICK WEST SUSSEX

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 May 2006.

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.

Peter Davies.

Peter Davies
Head of Planning and Community

04/08/2006

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, AP7, AE16, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, DEV1, DEV4-5).

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. This permission relates to the application as revised by the amended plans 4842/0010F and 0027E received on 17 July 2006.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed alterations and extensions to the buildings has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. The buildings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interest of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

05. The extended and refurbished buildings shall not be occupied until the car parking spaces shown on the plans referred to in condition 2 above have been provided on the property in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. Such provision shall thereafter be kept available at all times for parking vehicles incidental to the use of the premises.

Reason: *To ensure adequate provision for off-street parking and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

06. No loading/unloading of vehicles shall take place on the premises except between the hours of:-

7.00 am and 7.00 pm on Mondays to Fridays inclusive
8.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. Any facilities for the storage of oils, fuels or chemicals shall be fixed on an impervious base and surrounded by impervious walls and shall be constructed and completed in accordance with plans to be approved by the Local Planning Authority.

Reason: *To safeguard against pollution and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*

08. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from the proposed car park or other hardstandings shall be passed through trapped gullies designed and constructed to have a capacity and details compatible with the site being drained. Roof water from buildings shall not pass through any such trapped gully.

Reason: *To safeguard against pollution and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*

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09. No development shall take place until a Planning Obligation pursuant to section 106 of the Town and Country Planning Act 1990 relating to the application site has been completed and lodged with the Local Planning Authority and the Local Planning Authority has given notice of its approval. The said Obligation shall provide a contribution of £10,000 paid to the Local Planning Authority towards sustainable transport improvements in the area.

Reason: *To promote sustainable travel and discourage car usage in order to comply with policies DEV4-5 of the West Sussex Structure Plan.*