Planning Services, Adur District Council

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

Tel : (01273) 263222 (calls may be recorded)
website : www.adur.gov.uk
e-mail : developmentcontrol@adur.gov.uk

ADUR DISTRICT COUNCIL
PLANNING DIVISION
DC No. Adc/0343/08
DATE RECEIVED 03 JUL 2008

Application for Planning Permission
Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: Lewis | Surname: Pennicott

Company name: Susschem Ltd

Street address: Shaw House, Pegler Way

Town/City: Crawley

County:

Country:

Postcode: RH11 7AF

	Country Code	National Number	Extension Number
Telephone number:	44	[redacted]	
Mobile number:			
Fax number:			

Email address:

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: Barry | Surname: Cahill

Company name: Cahill Engineering Project Services Ltd

Street address: 68 Impington Lane, Impington

Town/City: Cambridge

County:

Country: England

Postcode: CB24 9NJ

	Country Code	National Number	Extension Number
Telephone number:	44	1223237145	
Mobile number:	44	07860127993	
Fax number:	44	1223237148	

Email address: bcahill@ceps.co.uk

3. Description of the Proposal

Please describe the proposed development including any change of use:

The building is to be fitted out as chemical research and development laboratories

Has the building, work or change of use already started? ( ) Yes (•) No

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 15 Suffix:

House name: Winston Business Centre

Street address: Chartwell Road

Town/City: LANCING

County: West Sussex

Postcode: BN15 8TU

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 517395

Northing: 103968

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr First name: Peter Surname: Barnett

Reference: email

Date (DD/MM/YYYY): 23-04-08 (Must be pre-application submission)

Details of the pre-application advice received:

Planning permission was granted for these units under reference L/11/89. The use of Unit 15 as a laboratory falls within Use Class B1(b) and would therefore comply with the original permission. However, the proposed external changes will require planning permission. The majority of the proposed alterations would appear to be acceptable, but the height of the exhaust stacks causes some concern. Their impact would need to be carefully assessed following receipt of an application.
This email contains my informal advice only and is without prejudice.

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ( ) Yes (●) No

Is a new or altered pedestrian access proposed to or from the public highway? ( ) Yes (●) No

Are there any new public roads to be provided within the site? ( ) Yes (●) No

Are there any new public rights of way to be provided within or adjacent to the site? ( ) Yes (●) No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ( ) Yes (●) No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? (●) Yes ( ) No

If Yes, please provide details:

Skips and waste drums will be located in the incoming goods store within the building curtiledge.

Have arrangements been made for the separate storage and collection of recyclable waste? (●) Yes ( ) No

If Yes, please provide details:

Skips will be provided as necessaary to allow for recycling of paper waste. waste organic solvents will be segregated for recycling purposes.

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ( ) Yes (●) No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ( ) Yes (●) No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

10. Materials (continued)

Windows - description:

Description of *existing* materials and finishes:

Unknown

Description of *proposed* materials and finishes:

3 number Monarch monoframe double glazed windows with Saracen shoot bolts all to match existing as close as possible.

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ○ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	5	5	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☒ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ◉ Yes ○ No ○ Unknown

If Yes, please include the details of the existing system on the application drawings and state references for the plan(s)/drawing(s):

Site Ground and First floor Plan 006 04

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☐ Soakaway ☒ Existing watercourse

14. Biodiversity and Geological Conservation

Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) Designated sites, important habitats or other biodiversity features

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Vacant

Is the site currently vacant? (•) Yes ( ) No

If Yes, please describe the last use of the site:

The building has been used as a garage by Roadcraft

When did this use end (if known) (DD/MM/YYYY)? 01-09-2007

Does the proposal involve any of the following:

Land which is known to be contaminated? ( ) Yes (•) No

Land where contamination is suspected for all or part of the site? ( ) Yes (•) No

A proposed use that would be particularly vulnerable to the presence of contamination? ( ) Yes (•) No

Application advice
If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ( ) Yes (•) No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ( ) Yes (•) No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be *determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current* 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? (•) Yes ( ) No

If Yes, please describe the nature, volume and means of disposal of trade effluents or waste:

50 LITRES OF VARIOUS WASTE ORGANIC SOLVENTS PER MONTH WHICH WILL BE DRUMMED UP AND DISPOSED OF BY AN APPROVED CONTRCATOR.

18. Residential Units

Does your proposal include the gain or loss of residential units? ( ) Yes (•) No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain of non-residential floorspace? ( ) Yes (•) No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	8	0	0
Proposed employees	12	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known
B1B	08:00hrs	18:00hrs					☐

22. Site Area

What is the site area? 214 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

The activities to be carried out are research and development in organic chemistry at small laboratory bench scale and the manufacture of catalogue chemicals. The fit out includes the provision of a chemistry laboratory with fumecupboards and benching. The fumecupboards are for the contained use of small quantities of chemicals and the carrying out of chemical synthesis. The extracted air is exhausted to atmosphere via 3m high stacks to aid adequate dispersal in accordance with relevent standards. Adjacent to the chemistry laboratory is an analytical laboratory for analysis of compounds producded in the chemistry laboratory and is equipped with one fumecupboard and benches. Other ancilliary areas are for the storage of chemicals and flammable materials and associated write-up areas and offices. On the first floor part of the mezzanine floor will be taken up by mechanical and electrical plant serving the laboratories and offices including chilled water plant, gas LTHW boilers, main supply air handling unit, extract fans and general pumps. Externally will be located a proprietary gas cylinder store.

23. Industrial or Commercial Processes and Machinery (continued)

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ◉ Yes ○ No

A. Toxic substances — Amount held on site

A. Select Value — Tonne(s)

B. Highly reactive/explosive substances — Amount held on site

B. Select Value — Tonne(s)

C. Flammable substances (unless specifically named in parts A and B) — Amount held on site

C. Select Value — Tonne(s)

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ○ Yes ◉ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

○ The agent ◉ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Barry Surname: Cahill

Person role: Agent Declaration date: 20-05-08 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate
Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ◉

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Title: Mr First Name: Barry Surname: Cahill

Person role: Agent Declaration date: 30/06/2008 ☒ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 30/06/2008

PLANNING PORTAL

Government User



My applications

Application Overview

Use the tabs below to navigate through the details of your application.

- Overview
- Forms
- Supporting Docs
- Fees
- Payment

Supporting Information

Supporting information

You need to provide information in support of your application. Failure to do so may result in your application being rejected or delayed

Mandatory documentation

You must provide the following documents. Please state how you want to attach them: electronically with this form or by post

Mandatory documentation

Document name	Action
Site and Other Plans	
Document attached electronically	
Reference: 002 001	
The Location Plan	
Document attached electronically	
Reference: Site Plan for 446619	

SUSSCHEM LTD

UNIT 15 WINSTON BUSINESS CENTRE, CHARTWELL ROAD, LANCING, WEST SUSSEX

FITOUT AS CHEMICAL AND RESEARCH LABORATORIES

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/0343/08
DATE 03 JUL 2008

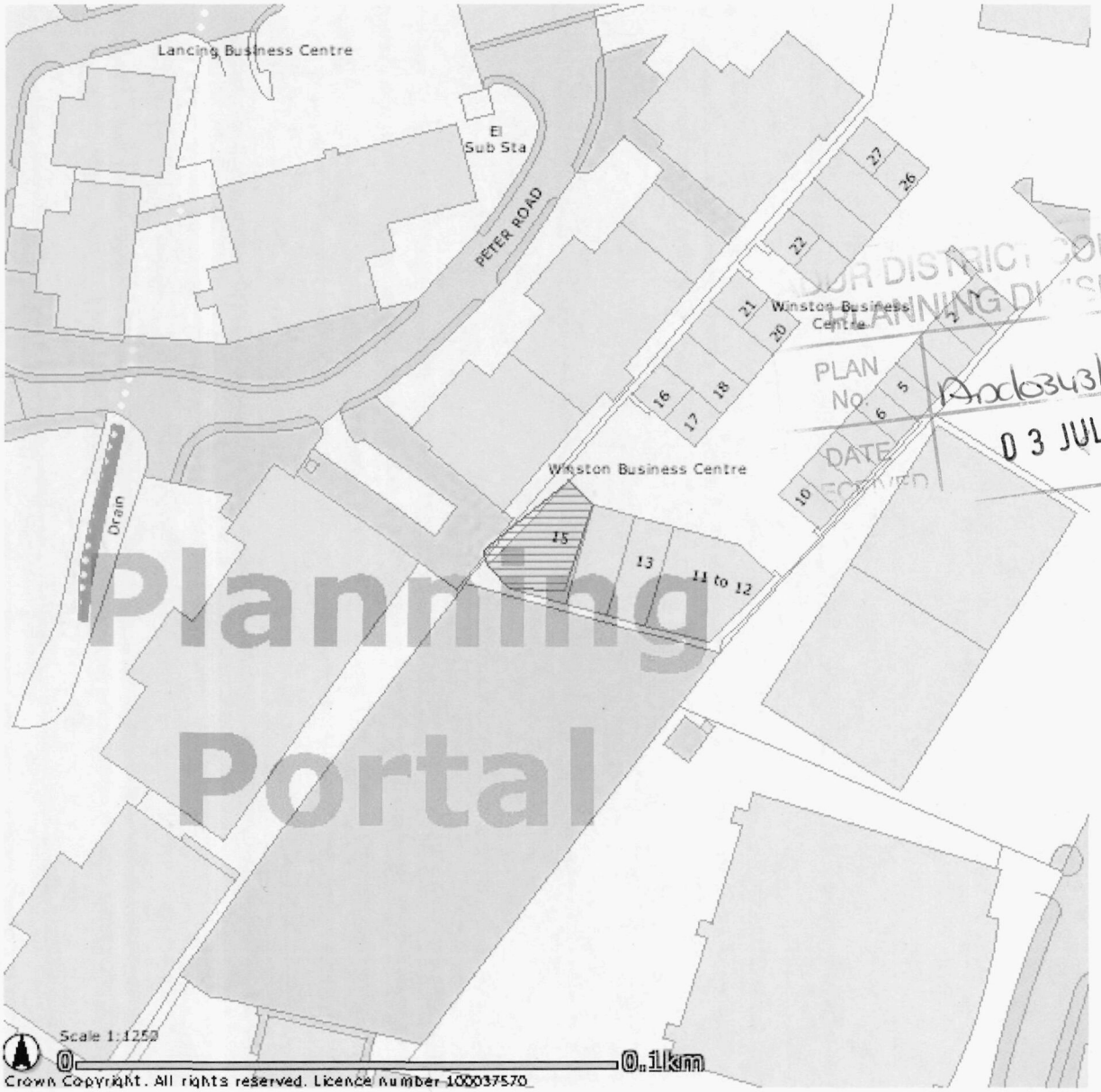
DESIGN AND ACCESS STATEMENT

Unit 15 Winston Business centre is currently a two storey unit which has been used in the past for garage maintenance type functions. The proposal is to fit-out the Unit to be suitable for the research and catalogue chemistry business of Susschem. Susschem is currently located in Sussex University.

The site curtilage is constrained by the shell of the existing building and a shared escape route on the south and south western perimeter. Given these constraints all the needs of the business with the exception of a small freestanding gas bottle store is located within the building.

The building is located in an industrial area and is the end unit in a block of five. The Unit consists of two floors on the ground floor will be the laboratories and associated store rooms and on the first floor office areas and mezzanine plant room.

1. Design
   The design of the building engenders some changes to the fabric of the building which can be described as follows
   1.1 Fume exhaust stacks – These relate to extract fans on the plant room mezzanine floor which in turn serve fumecupboards on the ground floor. The height of the stacks at 3 metres above the ridge of the building has been designed to comply with BS EN 14175. The stacks themselves will be constructed of grey glass reinforced plastic and be self supporting to be as unobtrusive as possible, the roof is grey.
   1.2 Boiler flues relate to the gas hot water boilers on the mezzanine floor providing the low temperature hot water to the air handling units and will be constructed in twin skin stainless steel terminating 1000mm above the ridge height.
   1.3 Air Intake Louvers – There are a number of air intake louvers required around the building as indicated on the drawing for fresh air intake to the main air handling plant, cooling air for the air cooled chiller, fresh air bleed for boilers and supply air for air compressors. All the louvers will be constructed in a material of a similar colour, silver, to match the existing cladding.
   1.4 First floor Windows - These relate to the three new perimeter offices being provided on the mezzanine floor. The window type and material is to match the existing on the front elevation.
   1.5 External Gas Bottle store - The store is a proprietary gas cylinder store designed for the purpose, constructed in metal and is moveable type, the current gravel side access would be replaced with paviours to enable the wheeling of the cylinders to the store.
2. Access
   The Unit currently has five car parking spaces which is adequate for Susschem's needs given the low occupancy and the availability of public transport to the Business Centre from Lancing Railway station, 15 minutes walk, and regular buses to Lancing from surrounding areas.
   The only impact the fit-out will make upon the access to the building is the improvement to the path at the side of the building, by replacing the gravel with paviours, to provide for the transport of gas cylinders to the gas cylinder store.



Planning Portal

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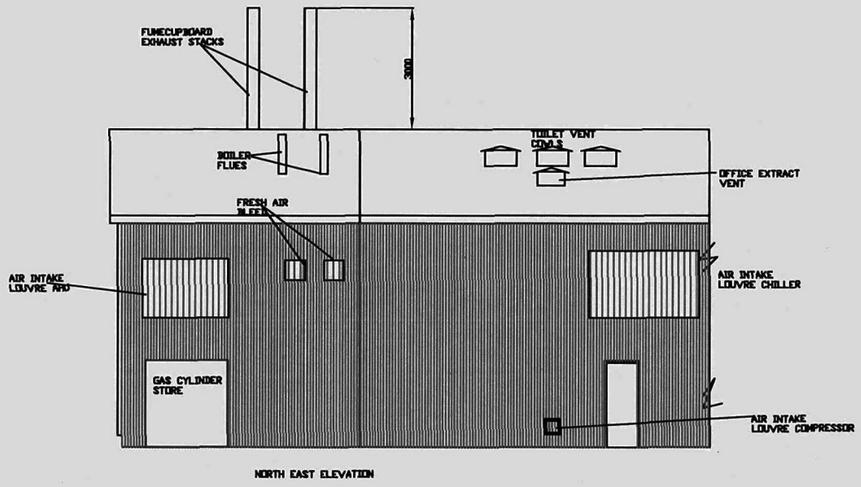
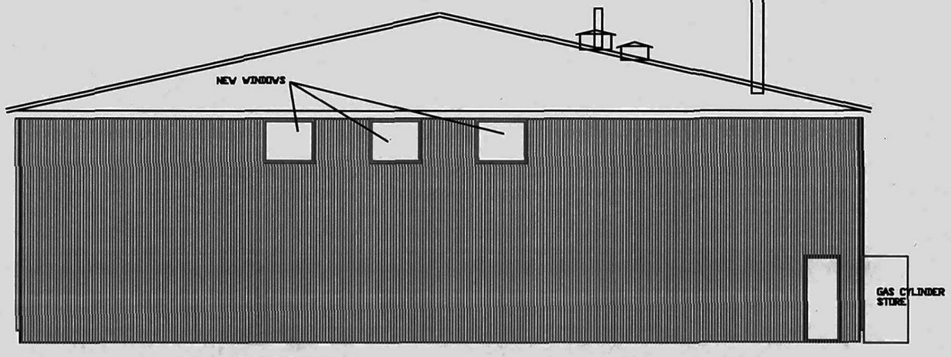
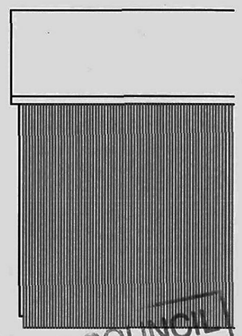
PLANNING DIVISION
PLAN No. ARC/034/08
DATE RECEIVED
03 JUL 2008



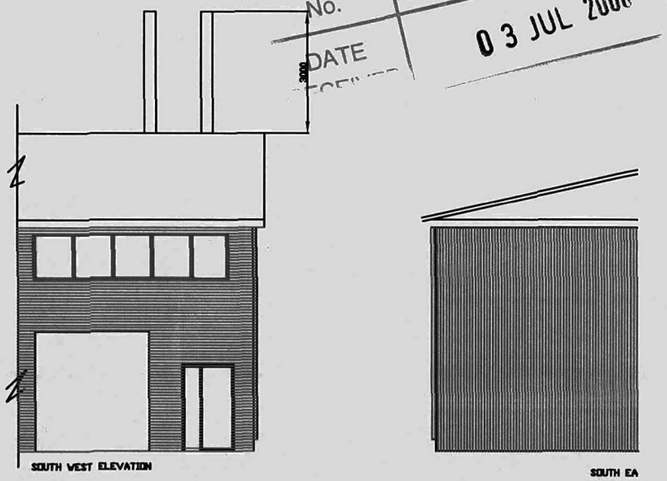
NORTH EAST ELEVATION



SOUTH EAST ELEVATION



NORTH EAST EL



SOUTH WEST ELEVATION

SOUTH EA

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ad/0343/08
DATE 03 JUL 2008

Rev	Date	Description

CAHILL ENGINEERING PROJECT SERVICES LTD
68 IMPINGTON LANE, IMPINGTON
CAMBRIDGE. CB24-9NJ
Tel: 01223-237145
Fax: 01223-237148
e-mail: bcahill@ceps.co.uk

CLIENT	SUSSCHEM LTD
PROJECT	LABORATORY FIT OUT OF UNIT 15
TITLE	PROPOSED ELEVATIONS

DRAWN	CHECKED	DRG No.	REV
SCALES 1:75 @ A1	DATE 08-04-08	008	
ACAD FILE No.			

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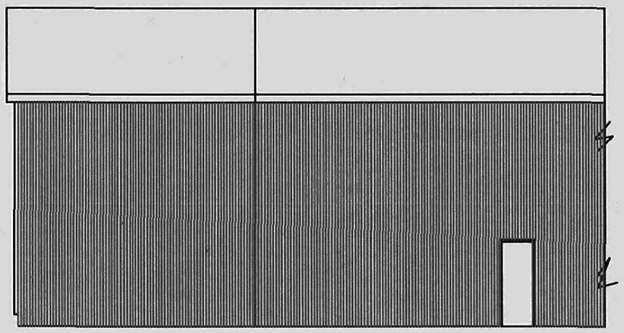

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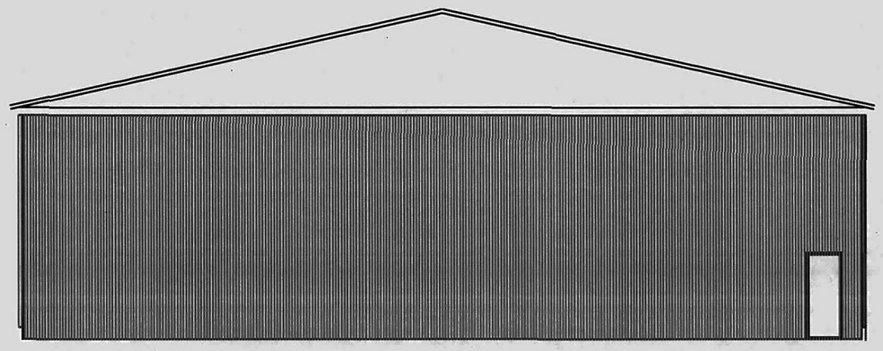

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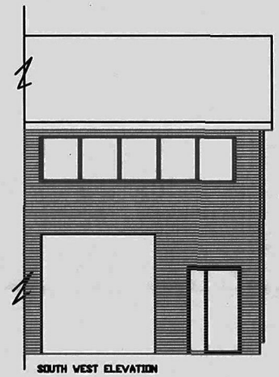

SOUTH WEST ELEVATION

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ac634368
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Tel: 01223-237145
Fax: 01223-237148
e-mail: bcahill@ceps.co.uk

CLIENT SUSSCHEM LTD

PROJECT LABORATORY FIT OUT OF UNIT 15

TITLE EXISTING ELEVATIONS

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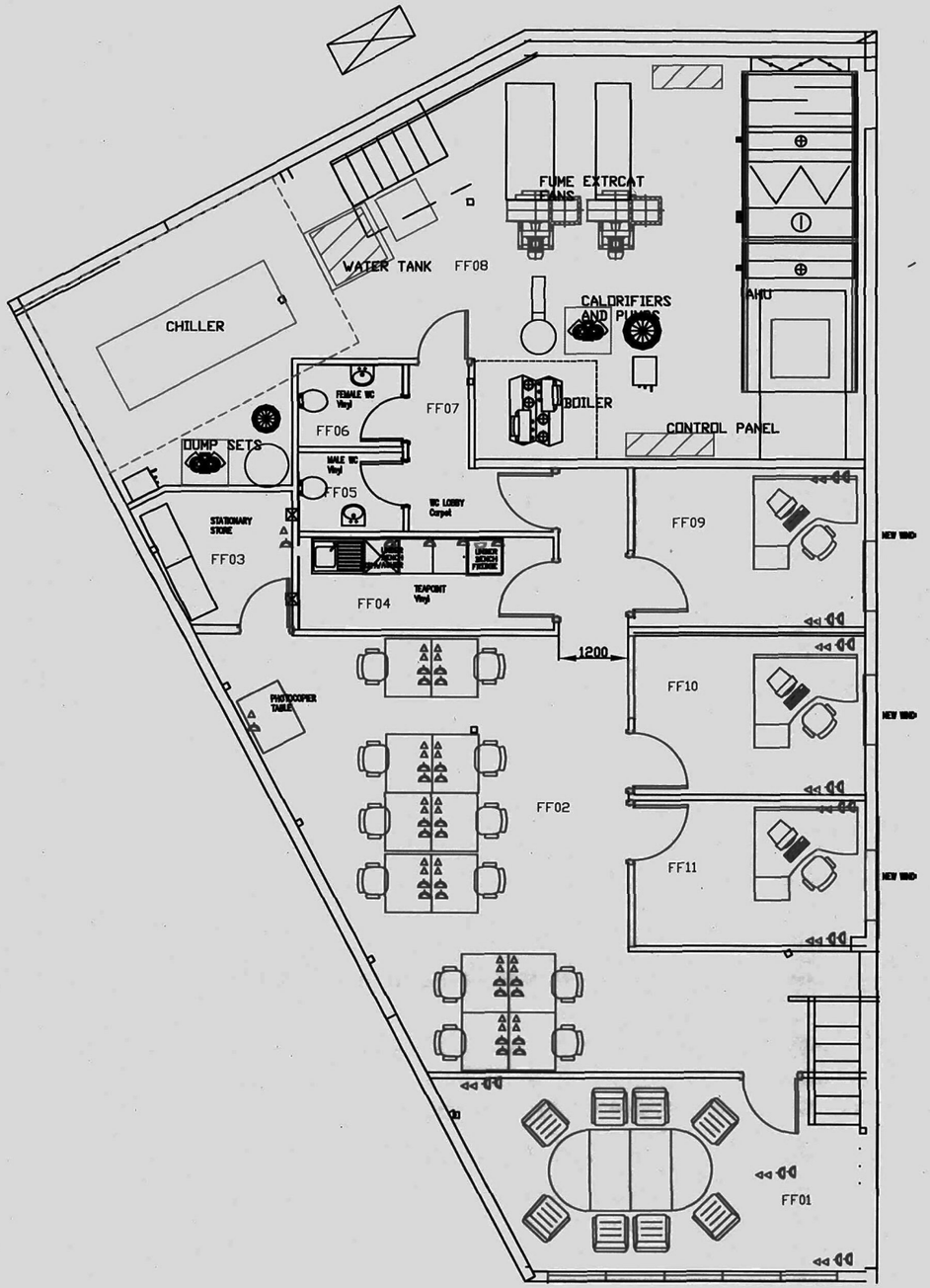

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PLAN No. Apc/03/3/08
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e-mail: bcahill@ceps.co.uk

CLIENT SUSSCHEM LTD

PROJECT LABORATORY FIT OUT OF UNIT 15

TITLE FIRST FLOOR PRELIMINARY LAYOUT

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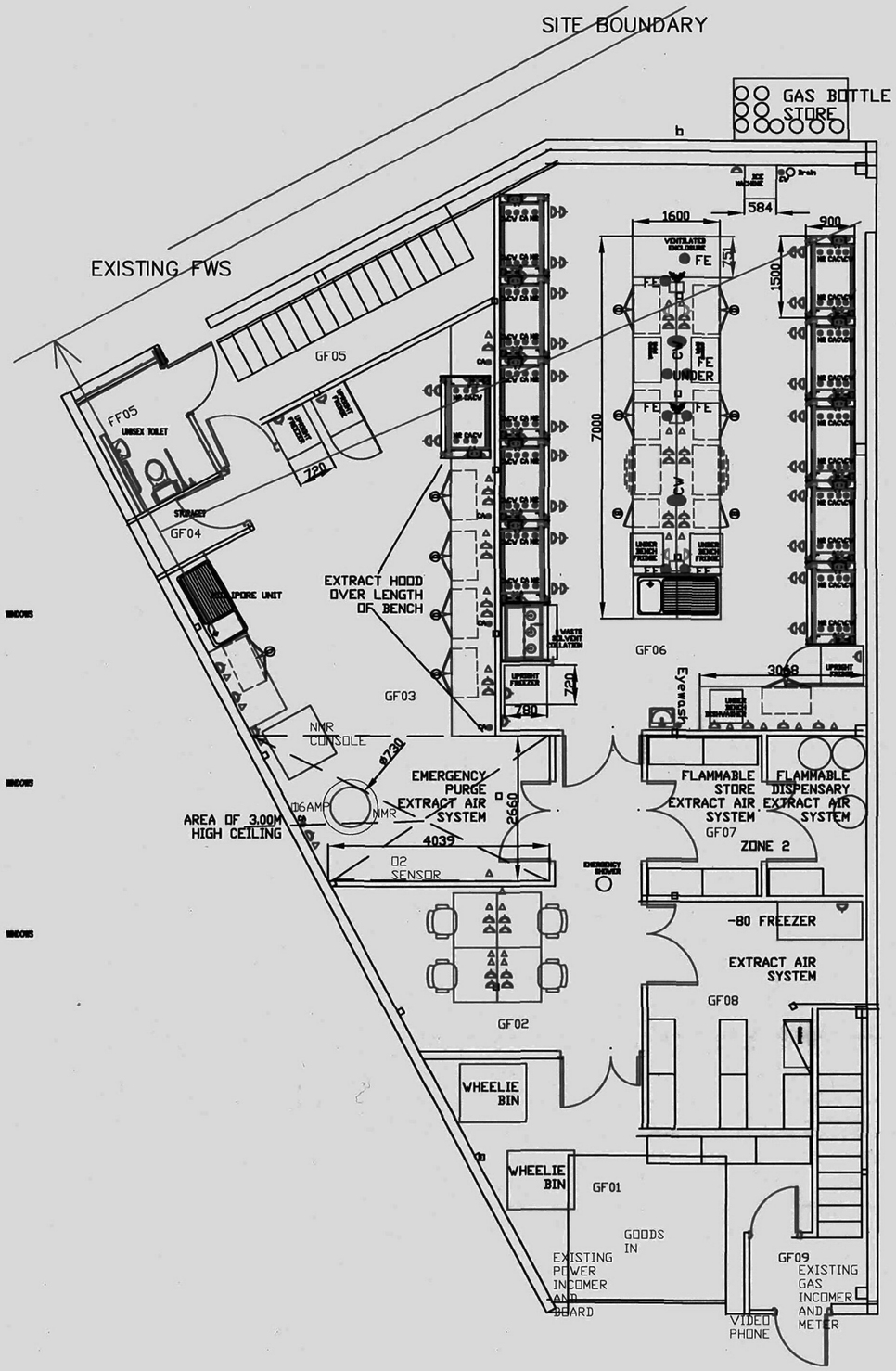

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PLANNING DIVISION
PLAN No. A/0034/08
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CAMBRIDGE. CB24-9NJ
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Fax: 01223-237148
e-mail: bcahill@ceps.co.uk

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PROJECT LABORATORY FIT OUT OF UNIT 15

TITLE GROUND FLOOR
PRELIMINARY LAYOUT

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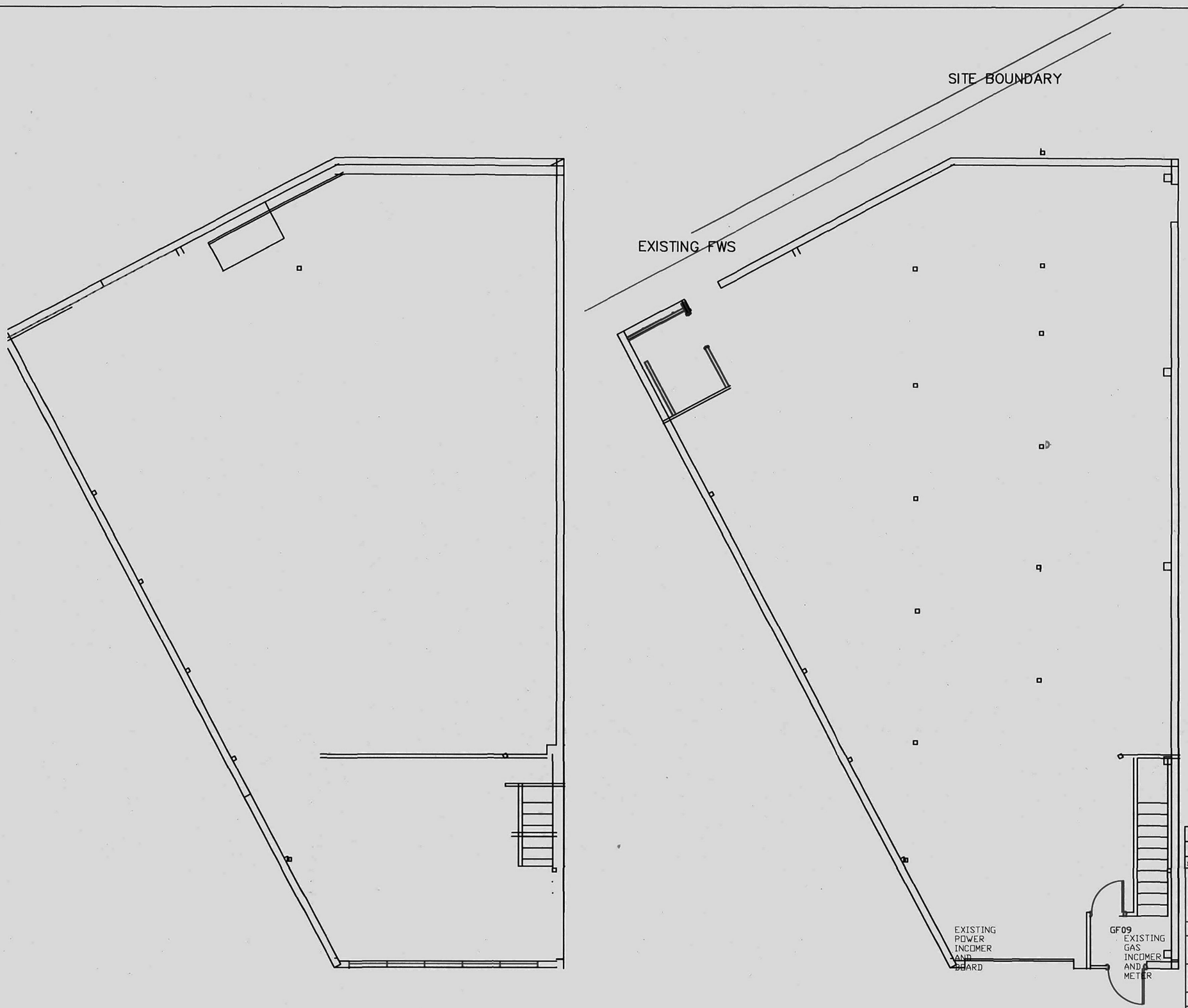

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PLANNING DIVISION
PLAN No. Ad/0343/08
DATE RECEIVED 03 JUL 2008

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68 IMPINGTON LANE, IMPINGTON
CAMBRIDGE. CB24 9NJ
Tel: 01223-237145
Fax: 01223-237148
e-mail: bcahill@ceps.co.uk

CLIENT: SUSSCHEM LTD

PROJECT: LABORATORY FIT OUT OF UNIT 15

TITLE: SITE, GROUND AND FIRST FLOOR EXISTING LAYOUT

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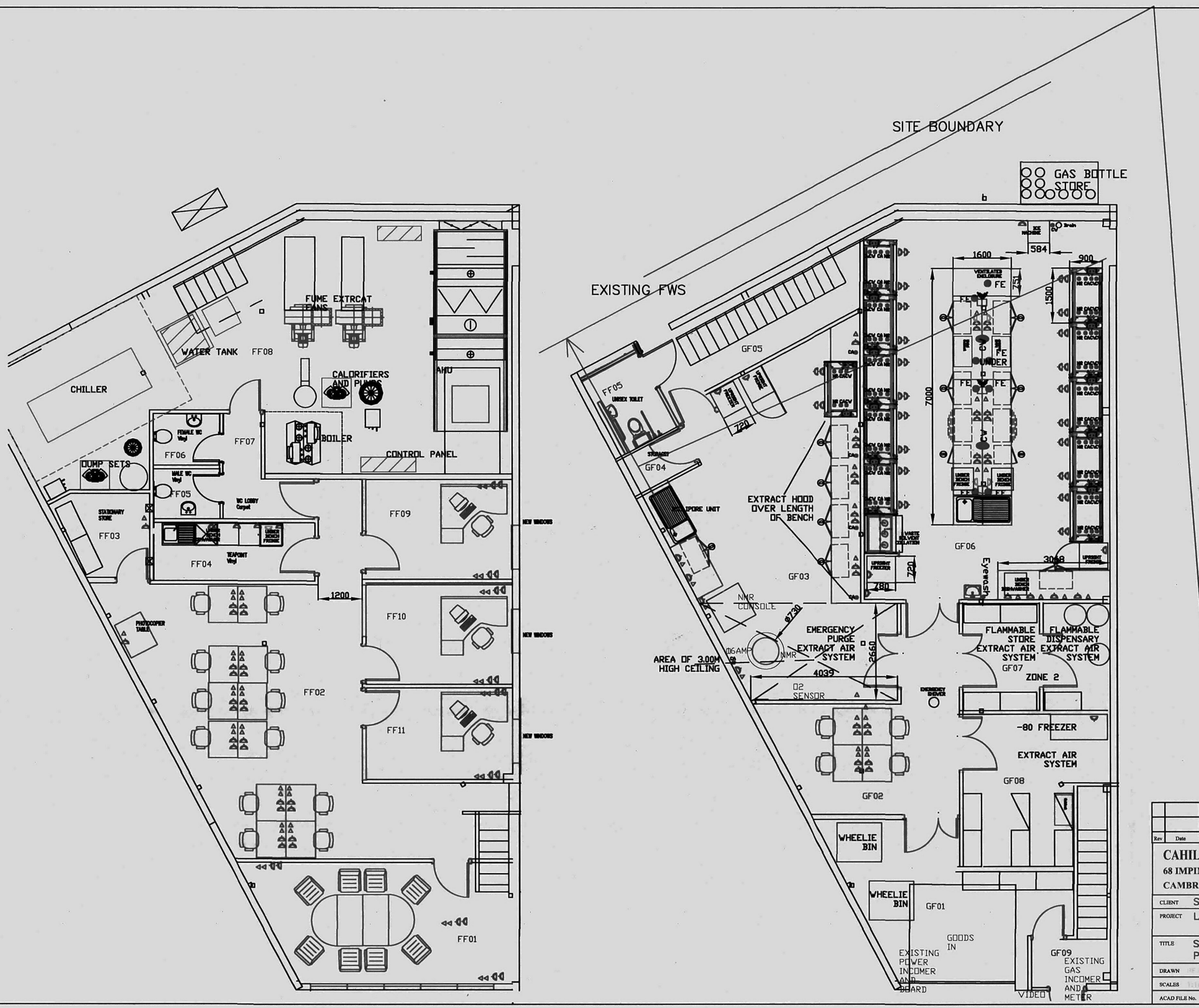

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Anc/634/3/08
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Fax: 01223-237148
e-mail: bcahill@ceps.co.uk

CLIENT	SUSSCHEM LTD
PROJECT	LABORATORY FIT OUT OF UNIT 15
TITLE	SITE, GROUND AND FIRST FLOOR PROPOSED LAYOUT
DRAWN	
CHECKED	
DRG No.	006
REV	04
SCALES	1:100 @
DATE	28-02-08
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