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/0251/10**

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

Details of Development

APPLICATION FOR NEW PLANNING PERMISSION IN ORDER TO EXTEND TIME LIMIT FOR IMPLEMENTATION OF L/114/05/TP FOR REDEVELOPMENT WITH CAR SHOWROOM BUILDING (WITH ANCILLARY MOT/PREPARATION BAY) AND OPEN CAR DISPLAY TO WEST

Location of Development

LANCING MANOR FILLING STATION OLD SHOREHAM ROAD LANCING 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 9th July 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

01/09/2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would not detract unacceptably from the existing local environment or result in unacceptable detriment to the amenities of nearby dwellings or to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB23, AB25-27).

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. No development shall take place until details of walls, fences and boundary treatments have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls, fences and boundary treatments have been completed.

    Reason: *In the interests of amenity and to comply with policy AGI of the Adur District Local Plan.*

03. No working whatsoever (including loading/unloading of cars, deliveries, car maintenance, valeting or car repairs] shall be carried except between the hours of 7am and 8pm.

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

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

    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.*

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05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping which shall include existing and proposed trees, shrubs and hedges, proposed finished levels, hard surfacing materials, boundary treatment and measures to protect existing trees during construction. The works comprised in the scheme shall be completed prior to occupation of the building or any part of the site unless otherwise approved in writing by the Local Planning Authority . If within a period of 5 years from the completion of the development, any trees or plants die, are removed or become seriously damaged or diseased, they shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan.*

06. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building 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 AH2 of the Adur District Local Plan.*

07. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP9 of the Adur District Local Plan.*

08. The number of cars displayed for sale outside the showroom shall be limited to no more than 28 in accordance with the layout shown on the approved plan.

Reason: *To ensure adequate provision for parking clear of the highway.*

09. The development hereby permitted shall not be commenced until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

PTO

10. Any facilities for the storage of oils, fuels or chemicals in connection with the proposed buildings 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.*

11. 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 oil interceptors 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 interceptor.

Reason: *To safeguard against pollution.*

12. No development approved by this planning permission shall be commenced until:-
a) A desktop study has been carried out by a competent person in accordance with B.S.10175:2001 which shall include the identification of previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall be produced.

b) A site investigation has been designed for the site in accordance with B.S.10175:2001 using the information obtained from desktop study and any diagrammatical representation (Conceptual Model). This should be submitted to, and approved in writing by the Local Planning Authority prior to that investigation being carried out on the site. The investigation must be comprehensive enough to enable:-
-a risk assessment to be undertaken of the risks to human health, ground and surface waters on and off the site, and the wider environment;
-refinement of the Conceptual Model;and
-the development of a Method Statement detailing the remediation requirements.

c) The site investigation has been undertaken in accordance with details approved by the Local Planning Authority and a risk assessment has been undertaken.

d) A Method Statement detailing the remediation requirements (including measures to minimise the impact on ground and surface waters, using the information obtained from the Site Investigation) has been submitted to the Local Planning Authority. This shall be approved in writing by the Local Planning Authority prior to that remediation being carried out on the site.

The development of the site shall be carried out in accordance with the approved Method Statement.

PTO

Upon completion of the remediation detailed in the Method Statement, a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post-remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met and future monitoring proposals and reporting shall also be detailed in the report.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with policy ERA5 of the West Sussex Structure Plan.*

13. Piling of foundations shall only be undertaken in accordance with details which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of piling work.

Reason: *To safeguard against public health and safety.*

14. The development hereby permitted shall be carried out in accordance with the following approved plans:-
3926-17 (Proposed site plan);
3926-18 (Proposed ground and first-floor plans); and
3296-19 (Proposed elevations).

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