Form Ref. No. 805206

ADUR DISTRICT COUNCIL

# Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

| FOR OFFICIAL USE ONLY | |
|---|---|
| Appl. No. | A/0167/07 |
| Date Received | 05 DEC 2007 |
| Fee | 265 |
| Rem. List | |

## Applicant's Details

| | |
|---|---|
| Title | Captain |
| Forenames | Colin |
| Surname or Company/ Organisation | Crookshank |
| Telephone | [redacted] |
| Email | [redacted] |
| Do you have an agent? | No |

| | |
|---|---|
| Address | Shoreham Port Authority |
| | Albion Street |
| | Southwick |
| | BRIGHTON |
| | |
| Postcode | BN42 4ED |

## Agent's Details

| | |
|---|---|
| Title | |
| Forenames | |
| Surname | |
| Telephone | |
| Email Address | |

| | |
|---|---|
| Address | |
| | |
| | |
| | |
| | |
| Postcode | |

## Application Type

**(a)** Full planning permission (including changes of use) — Yes

**(b)** Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

**(c)** Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

**(d)** Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

**(e)** Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

**Land Details**

Full address or location of the land to which this application relates

Watch Tower
Shorham Fort
Old Fort Road
Shoreham Beach

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.02

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

**Proposal Details**

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: Change of use and refurbishment of the watch tower for the use by the National Coastwatch

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

**(i)** New building(s) or structure(s)

**(ii)** Alteration or extension of building(s) Yes

**(iii)** Construction of a new *vehicular* access to a highway

Construction of a new *pedestrian* access to a highway

**(iv)** Alteration of an existing *vehicular* access to a highway

Alteration of an existing *pedestrian* access to a highway

**(v)** Closure of existing access

**(vi)** Change of use only

Is there to be any 'furniture' placed on a street/highway?

**Use of Land**

Particulars of **Use** of Building or Land: Please State

Present use: Used for electrical equipment only

If vacant, the last use:

**Additional Information**

**(a)** Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? No

**(b)** Is the application for the winning or working of minerals? No

**(c)** Is the application for an agricultural dwelling or building? No

**(d)** Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

**(e)** Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

**(f)** Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

**(g)** Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

**(h)** (i) How will surface water be disposed of? soak away

(ii) How will foul sewage be disposed of? cesspit (e.g. mains, cesspit, etc.)

**(i)** Is there to be any 'furniture' placed on the street/highway? No

**Process Description**

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

**Details of Proposal**

Is the proposal related to an existing use on or near the site?

If 'Yes', please explain the relationship

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

**Details of Floor Areas and Uses - please specify in square metres**

| | **Existing Floor Space or use** (if any) | **Proposed New Floor Space or use** | **Total Floor Space** (Allow for any space lost) |
|---|---|---|---|
| **What is the amount of industrial floor space?** | | | |
| **What is the amount of office floor space?** | | | |
| **What is the amount of retail floor space?** | | | |
| **What is the amount of storage or warehousing floor space?** | | | |
| **Other Use 1** (please specify) | | | |
| **Other Use 2** (please specify) | | | |
| **TOTALS** | | | |

Other Uses 1 or Comments/Information

| **Details of Staff** | **Office** | | **Industrial** | | **Other** | |
|---|---|---|---|---|---|---|
| | Male | Female | Male | Female | Male | Female |
| (i) **Number of staff in existing premises on the site** | | | | | | |
| (ii) **How many new staff will be employed on the site as a result of the development?** | | | | | | |
| (iii) **If you propose to transfer staff from other premises, please give details of the numbers involved*** | | | | | | |

*and details of the premises affected.

**Premises Details**

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business

Public floor space (Total)

Seating capacity

Bar floor area (sq.m)

Single bedrooms

Double bedrooms

**Parking & Traffic**

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

**Waste**

What is the nature of disposal of any trade effluents or trade refuse?

What is the volume of any trade effluents or trade refuse?

and the proposed means of disposal of any trade effluents or trade refuse?

Will the proposed use involve the use or storage of any hazardous substances?

If 'Yes', please indicate

**Plans**

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

| Plan / Drawing | Number | Scale |
|---|---|---|
| Location Plan | 21 | 1250 |
| Proposed refurbishments | 22 | 100 |
| | | |
| | | |
| | | |
| | | |
| | | |

**Fees**

If a fee is submitted, please give the amount £265.00 Calculated Fee

I/WE APPLY FOR PLANNING PERMIS[redacted]ETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] SHOREHAM PORT AUTHORITY

On behalf of: (Insert applicant's name if signed by agent)

**Certificate**

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

**Certificate A**

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

**OR**

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

| Name of Tenant | Address at which Notice was served | Date on which Notice was served |
|---|---|---|
| | | |

Do[redacted]atements?

Signed: [redacted] Date: 3 DECEMBER 07

On behalf of: SHOREHAM PORT AUTHORITY

# Planning Application for the use and refurbishment of the Watch Tower

COUNCIL
PLANNING DIVISION
PLAN No. Arxb7416?
DATE RECEIVED 05 DEC 2007

## Design and Access Statement

### The Development

The proposal is a change of use of an existing watch tower. It will be leased to the National Coastwatch Institution who wishes to provide a watch service for the Shoreham area. They provide a valuable service on a voluntary basis in support of the coast guard.

Some renovation work will be required to make it useable and it is also proposed to erect a boundary fence.

### Proposed Use

The building is partially derelict and currently only used as a home for vital electrical switches by the Port Authority located in the ground floor area (this will continue).

Its use as a watch tower will be very similar to its original use when build in the 1940s. The level of use will be low key with only 2 or 3 coast watch volunteers occupying the building at anyone time.

### Layout of buildings and spaces

There will be no change to the existing layout.

### Scale of the building in relation to the surrounding area

The building will not be altered in size. Although in a prominent position standing on its own close to the western breakwater, it is a relatively small building. Therefore the proposal will not have an affect on the surrounding area.

### External form

It is currently in a poor state of repair with graffiti on the exterior walls. Overall the appearance of the building will be enhanced. The building will be rendered to make it weather proof and a large window installed on the south elevation in the existing opening (currently bricked up) to provide a good view of the sea. Also external stairs (made of high density polyethylene) will be erected on the north elevation for access to the first floor.

**Landscaping**

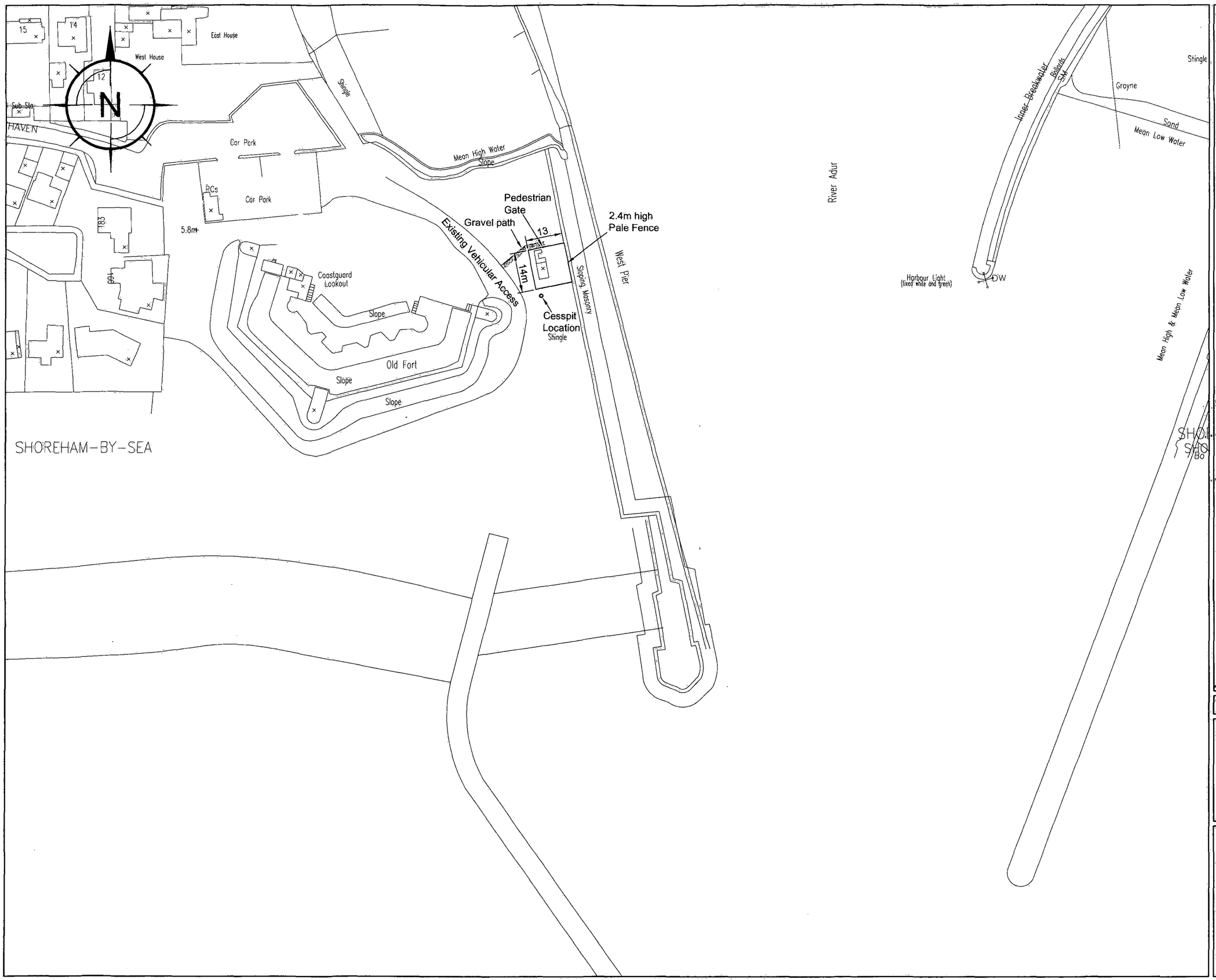
The land is part of the shingle beach and will remain as beach. There are no plans to carry out any planting on the site. It will be secured with a new metal fence around the site as a crime prevention measure.

**Access to the site**

Access to the tower will be by foot only. A new path will create a safe pedestrian access linked to the public car park nearby. The existing vehicle route adjacent the site will be used for occasional maintenance purposes.

Peter Davies FIED MRTPI
Development Director
Shoreham Port Authority

3 December 2007




NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.

PLANNING

PLAN No. Ad07/1167

DATE RECEIVED 05 DEC 2007

| REV | DATE | INT | DESCRIPTION | CHK |
|---|---|---|---|---|

Issue Status


11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
Tel: 01273 424424
Fax:01273 424425
email: design@civil.co.uk

the civil engineering practice


CLIENT: Shoreham Port

PROJECT: Watch Tower

TITLE: Location Plan

| DRAWN | DATE | PROJECT NO. |
|---|---|---|
| M Pacifico | Nov 2007 | 21447 |
| ENGINEER | CHECKED | DRG. No. / REV. |
| S Magowan | | 21 |

SCALE: 1:1250 @ A3

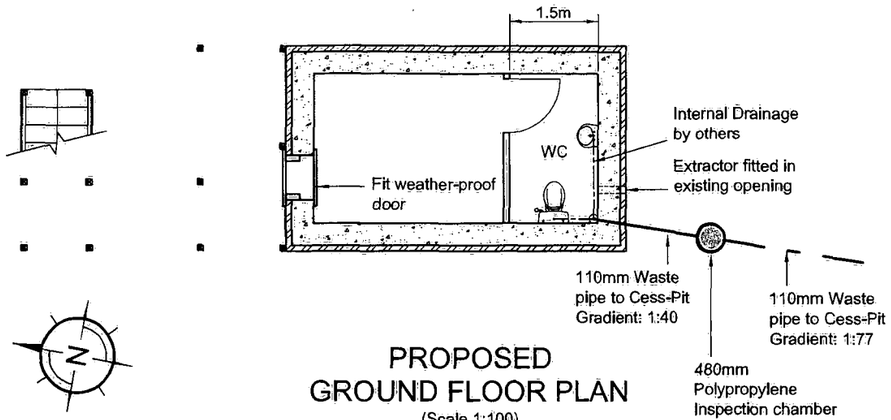
NOTES:

1. All dimensions to be checked on site. All details and dimensions relating to sub-Contractors work must be checked and agreed between the sub-Contractor or supplier and the general Contractor.

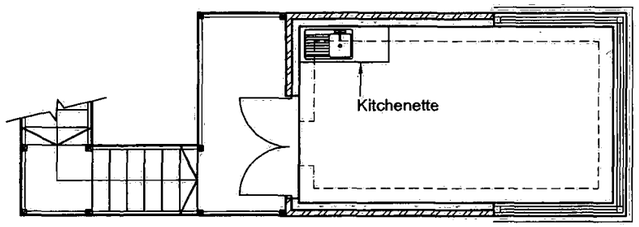
2. This drawing is to be read in conjunction with all relevant Architect's and Engineer's drawings and specification.

3. The main Contractor is responsible for ensuring the stability of the structure whilst the works are in progress.

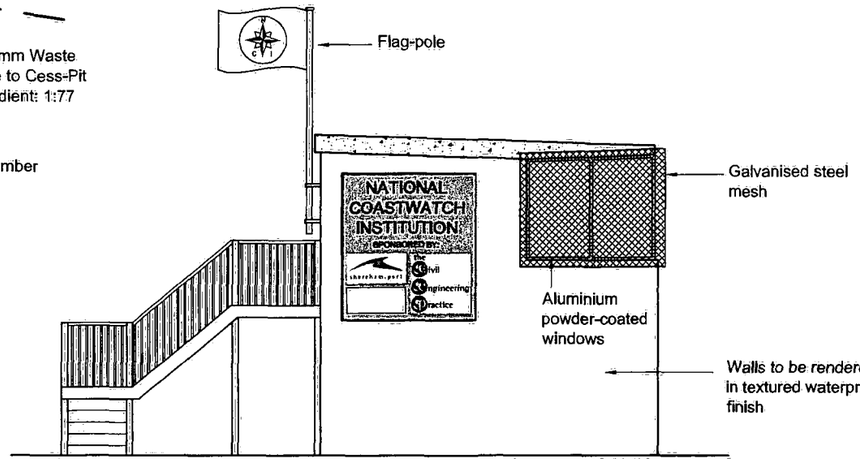
4. Any information given regarding existing underground services is given in good faith after consultation with the relevant authority. No liability is accepted by the Consultant and the main Contractor is responsible for obtaining and checking all information and taking due care and attention whilst undertaking the works.



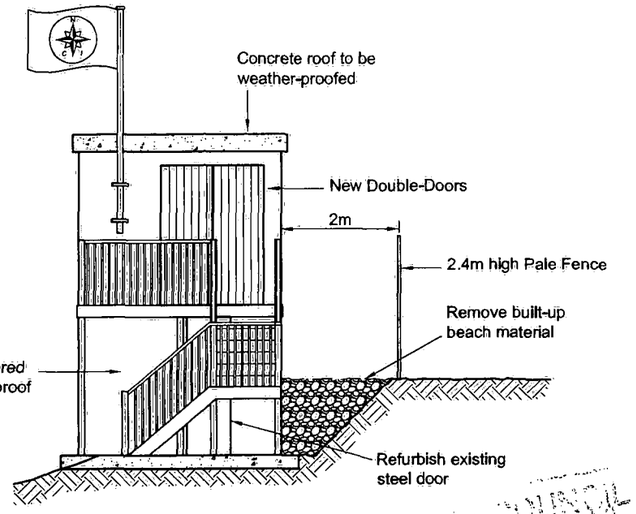

PROPOSED GROUND FLOOR PLAN
(Scale 1:100)



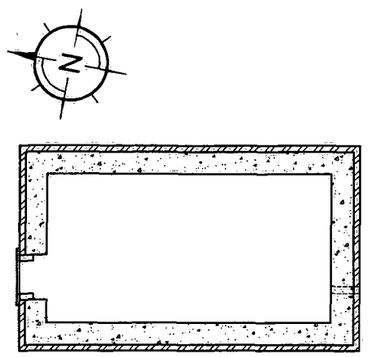

PROPOSED FIRST FLOOR PLAN
(Scale 1:100)



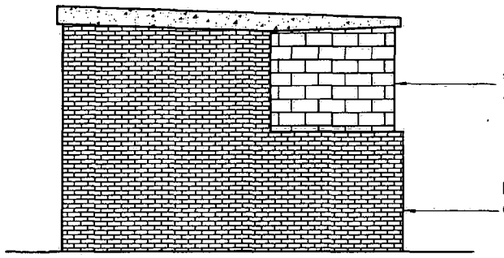

PROPOSED WEST ELEVATION
(Scale 1:100)



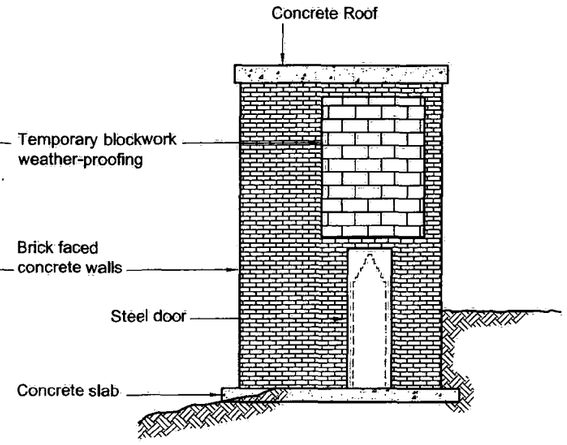

PROPOSED NORTH ELEVATION
(Scale 1:100)




EXISTING FLOOR PLAN
(Scale 1:100)




EXISTING WEST ELEVATION
(Scale 1:100)




EXISTING NORTH ELEVATION
(Scale 1:100)


PLANNING DIVISION
PLAN No. Ard07/1167
DATE RECEIVED 05 DEC 2007


| REV | DATE | INT | DESCRIPTION | CHK |
|---|---|---|---|---|

Issue Status


11 Tungsten Building
George Street
Fishersgate
Sussex
BN41 1RA
Tel: 01273 424424
Fax:01273 424425
email: design@civil.co.uk

the civil engineering practice


CLIENT: Shoreham Port

PROJECT: Watch Tower Project for National Coastwatch Institution

TITLE: Proposed Refurbishments

| DRAWN | DATE | PROJECT NO. |
|---|---|---|
| M Pacifico | Nov 2007 | 21447 |
| ENGINEER | CHECKED | DRG. No. / REV. |
| S Magowan | SRM | 22 |
| SCALE | | |
| 1:100 @ A3 | | |