ADUR
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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/0058/09**

Harrison Mutch
Oasis House
Ambley Green
Gillingham Business Park
Gillingham
Kent
ME8 0NJ

Details of Development
CHANGE OF USE FROM CLASS B8 (STORAGE) TO B2 (GENERAL INDUSTRIAL) WITH 3 NEW ACCESS DOORS, NEW HARDSTANDING AND ADDITION OF SMALL OPEN-SIDED CANOPY

Location of Development
UNIT A PETER ROAD LANCING WEST SUSSEX BN15 8TH

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 10th February 2009.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

07/04/2009

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) 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. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how this unsuspected contamination shall be dealt with.

    Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with PPS23.*

03. Prior to the installation of extraction or other air handling plant or externally sited machinery, details of the plant or machinery (including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details and not operated until the noise attenuation measures have been completed.

    Reason: *In the interests of residential amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. No transportation of goods finished or unfinished, nor any deliveries to or from the premises shall be undertaken between 7pm and 7am Mondays to Saturdays nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. Any working or activity being conducted within the premises outside of the hours of 7am to 7pm Mondays to Saturdays, or at any time on Sundays or Bank Holidays, shall be done so with all of the external roller shutter doors closed.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. The external roller shutter doors and lean-to canopy hereby approved, shall be constructed in accordance with the approved plan 1013.14B and shall be finished in HPS200 Colour Goosewing Grey, unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*