Adur District Council

Planning, Regeneration and Wellbeing

Mr Elijah Obadimu
ElCynthy Services
10 County Oak Avenue
Brighton
East Sussex
BN1 8DJ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0005/13

Details of Development
CHANGE OF USE FROM B1 OFFICE TO D1 CHURCH/PLACE OF WORSHIP AND ANCILLARY OFFICES/ROOMS ON GROUND FLOOR WITH B1 OFFICES ON THE UPPER FLOOR

Location of Development
TECHNOLOGY HOUSE WEST ROAD SOUTHWICK BRIGHTON 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 14th January 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
13/03/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The use as a place of worship is consistent with the objective of supporting the local community. There is no exposure to unacceptable risk from the hazardous substances site on the south side of the harbour. It is considered the proposed development can take place without unacceptable detriment to the amenities of nearby residential properties and without detraction from highway safety. The proposed development would consequently not conflict with saved policies AG1 and ACS5 of the Adur Local Plan, and policies SP3, CC1, CC6, H1, H2, H4, H5, T4, BE1, RE3, S3 and S6 of the South East Plan.

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No pa117/p100 Title site location/block plans Date received 14th January 2013
    Drawing No pa117/p102 Title proposed ground floor plan Date received 14th January 2013

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

02. This permission is for a Church/Place of Worship on the ground floor with B1 office use on the first floor and for no other purpose within Classes D1 or B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

    Reason: *In the interests of amenity and highway safety.*

03. All activity associated with the use of the property as a place of worship hereby permitted shall cease by 12 midnight daily (except for one night-vigil per month and New Year's Eve Cross-Over Service).

    Reason: *In the interests of amenity having regard to saved policy AG1 of the Adur District Local Plan.*

04. Within three months of the date of this permission a Travel Plan Statement shall be submitted to the Local Planning Authority for their approval. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority and the recommendations therein shall thereafter be implemented.

    Reason: *To encourage and promote sustainable transport.*

PTO

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.