Adur District Council

Planning, Regeneration and Wellbeing

Mr Paul Burgess MRTPI
Lewis & Co Planning
Paxton Business Centre
Portland Road
Hove
East Sussex
BN3 5SG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0585/12

Details of Development
CHANGE OF USE FROM B2 (INDUSTRIAL) TO B8 (WAREHOUSE AND DISTRIBUTION) TOGETHER WITH PART DEMOLITION OF FRONT ANCILLARY OFFICE BUILDING TO PROVIDE NEW SERVICING AREA INCLUDING ALTERATIONS TO EXISTING ACCESS AND PROVISION OF NEW VEHICULAR EXIT, AND 2.4M HIGH PERIMETER FENCE AND GATES

Location of Development
46 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 11th May 2012.

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
05/07/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

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).

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. The buildings shall not be occupied until the parking spaces and access facilities have been provided in accordance with approved planning drawing BVD 011 Rev 2 received 25 June 2012. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

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

03. The accesses hereby approved shall be laid out to provide visibility splays of 2 metres by 60 metres at the centre of the proposed site vehicular accesses onto Dolphin Road in accordance with the approved planning drawings. The use hereby permitted shall not commence until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

04. Secure, covered cycle parking facilities shall be provided within the curtilage of the site, in accordance with the approved plans, prior to commencement of use of the building hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport in compliance with the National Planning Policy Framework.*

05. The sliding gates at both vehicular access points shall be kept open during the hours of 8.30am and 5pm and no deliveries to or from the building shall be permitted to occur outside of these hours.

Reason: *To prevent standing lorries obstructing the public highway in the interests of highway safety.*

06. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

07. This permission relates to the following approved plans:-

Drawing No. BVD 010 Rev 3 (Proposed Plan and Elevations) received 11 May 2012
Drawing No. BVD 001 Rev 4 (Site Location and Block Plans) received 11 May 2012
Drawing No. BVD 011 Rev 2 (Visibility Splay) received 25 June 2012
Sliding gate and fence details received 11 May 2012

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