Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/0920/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Larkins & Pollington Design
2 Birling Way
Manor Park
Uckfield
TN22 1LP

PROPOSAL: Change of use from Class B1/B8 to Class B2 (MOT testing bays).

LOCATION : Unit 6 Silverdale Meadow Road Worthing

DATE REGISTERED 2nd August 2007

APPLICANT : Just Mot's Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing No. 07/01 and unnumbered site plan, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The premises shall not be open for trade or business except between the hours of 8 am and 6 pm Mondays to Saturdays and shall be closed on any Bank or Public Holidays, regardless.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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Dated : 24th September 2007

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and advice overleaf.

3. No trade or business or any other working associated with the approved use shall take place other than wholly within the building occupying the site as currently arranged and no vehicles the subject of MOT vehicle testing shall be parked overnight or at weekends outside the said building.

   Reason: To prevent noise and disturbance to nearby residential dwellings from the operation of the use, to safeguard the forecourt parking and to prevent visual clutter from vehicles the subject of treatment

4. The premises shall be used only as MOT testing station and for no other purpose, including any other purpose in Use Class B2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).

   Reason: Other uses within this Use Class may result in an unacceptable loss of amenity to nearby residential and business occupiers from noise, pollution and other disturbance.

5. Secure cycle parking facilities shall be provided within the curtilage of the site, precise details of which, including their number and siting, shall be agreed in writing with the Local Planning Authority and provided in accordance with any such approval within 3 months of first occupation.

   Reason: To encourage and provide for a non car mode of transport to and from the site.

6. No MOT testing of vehicles shall take place in the premises other than with the front doors to the MOT testing area fully closed. Any allied works to provide ventilation/fume extraction system shall not be implemented unless and until a scheme has been submitted to and approved by the Local Planning Authority and no ventilation/fume extraction scheme shall be implemented other than in full accordance with any such Local Planning Authority approval.

   Reason: To safeguard the amenity of nearby residential occupiers.

INFORMATIVES

The decision to grant planning permission has been taken having regard to the policies and proposals in the adopted Worthing Local Plan 2003 and the adopted West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Adopted Worthing Local Plan 2003

BE1 - Design Quality
B11 - Regeneration of Existing Trading Areas
RES7 - Control of Polluting Development
TR6 - Pedestrian/Cyclist Facilities
TR13 - Vehicular Access Requirements

Cont.....

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Adopted West Sussex Structure Plan 2001 – 2016

CH1 - Character
DEV1 - High Quality Development

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.