Adur District Council

Development Management

PLANNING REFUSAL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1038/15

Mr Alex Bateman
Stiles Harold Williams
One Jubilee Street
Brighton
East Sussex
BN1 1GE

Details of Development
CHANGE OF USE FROM OFFICES (B1A) AND WAREHOUSE (B8) TO OFFICES (B1), NON-RESIDENTIAL INSTITUTION (D1) AND ASSEMBLY AND LEISURE (D2) INCLUDING INTERNAL ALTERATIONS

Location of Development
NTL LIMITED GARDNER ROAD SOUTHWICK WEST SUSSEX BN41 1QP

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 8th July 2015.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

G Peck

Gary Peck
Planning Services Manager
29/09/2015

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

Reasons for Refusal

01. The local planning authority is not satisfied that no effective demand exists or is likely to exist in the future to use the whole of the building for employment generating activities. Consequently, the proposed change of use of the unit to include non-business (Use Class B1, B2, B8) uses would result in the loss of valuable employment land and is likely to have a detrimental impact on the local economy in the longer term, contrary to Policy 26 of the Proposed Submission Adur Local Plan 2014 and the relevant paragraphs of the National Planning Policy Framework which seek to support sustainable economic growth.

02. The site lies in close proximity to the fuel storage facility at Texaco Wharf and due to the substantial increase in number of people using the building, there would be an unacceptable increase in the risk to human health, contrary to the advice of the Health and Safety Executive.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

02. For avoidance of doubt this refusal relates to the following drawings/plans received 8 July 2015:-

Drawing No: A01	Title: Location and Block Plan as existing
Drawing No: D001 Rev A	Title: Ground Floor Plan as Proposed
Drawing No: D002	Title: First Floor Plan as Proposed
Drawing No: D04	Title: Elevations as Proposed
Drawing No: D05	Title: Elevations as Proposed