ADUR
DISTRICT COUNCIL

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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/0126/09**

Ms Julie Cattell
C J Planning Ltd
80 Rugby Road
Brighton
East Sussex
BN1 6ED

Details of Development
MEZZANINE FLOOR

Location of Development
4 ELM BUSINESS UNITS CHARTWELL ROAD LANCING WEST SUSSEX BN15 8FD

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 6th April 2009.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

13/05/2010

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. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all contractors vehicles, and for contractors buildings, plant and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

    Reason: *In the interests of highway safety and amenity and to comply with Manual for Streets.*

03. No raw materials nor any other items associated with the use of the mezzanine floor shall be stacked, stored or displayed on the site except within the building or within enclosed storage areas approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AE2 of the Adur District Local Plan and Manual for Streets.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans: 1:1250 site location plan 5142/LO2; 1:500 Block plan 5142/100 Rev N; and proposed plans and elevations D/5368/A rev A date stamped received 06 April 2009

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