Form Ref. No. 213796

ADUR
DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee
All measurements are to be given in metric
If site relates to Lancing or Sompting, please submit 5 copies

FOR OFFICIAL USE ONLY	
Appl No	A/0a3467
Date Received	22 MAR 2007
Fee	265
Rem List	

Applicant's Details

Title	Mr
Forenames	Ian
Surname or Company/ Organisation	Flitcroft - Manhattan Furniture
Telephone	[redacted]
Email	
Do you have an agent?	Yes

Address	Blenheim Road
	Lancing
	West Sussex
Postcode	BN15 8UH

Agent's Details

Title	Mr
Forenames	Russell
Surname	Markham
Telephone	01273 876222
Email Address	rmarkham@shw co uk

Address	One Jubilee Street
	Brighton
	East Sussex
Postcode	BN1 1GE

Application Type

(a) Full planning permission (including changes of use) ☐

(b) Outline planning permission ☐

If 'Yes', state those matters to which this application relates (tick where appropriate)

(i) Layout ☐
(ii) Scale ☐
(iii) External Appearance ☐
(iv) The means of access ☐
(v) Landscaping of the site ☐

(c) Renewal of a temporary permission ☐
If 'Yes', state the Date
and Permission Application
and the Condition Number

d) *Permission for retention of building* or continuance of use without complying with a condition imposed on a planning permission ☐
If 'Yes', state the Date
and Permission Application
and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

Out-Building, Manhattan Furniture, Blenheim Road, Lancing Business Park, Lancing, West Sussex

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares)

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number

Description of proposed *development*

Within the existing site a staff canteen is located within a single storey out building This building is to be utilised to provide canteen facilities for Lancing Business Estate residents staff use also

(If residential development, *state type if known*, e g houses, bungalows, flats)

State whether the proposal involved -

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) No

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway No

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

v) Closure of existing access No

vi) Change of use only Yes

s there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land Please State

Present use: Manhattan Staff Canteen

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? As existing, mains drainage

(ii) How will foul sewage be disposed of? As existing, mains drainage (e.g mains, cesspit, etc)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed Please relate your answer to the 'Floor Areas & Uses' section

The existing cooking processses will remain as current with change of use to provide same service to Estate residents staff

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship Canteen

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)	157	157	157
Other Use 2 (please specify)			
TOTALS	157	157	157

Other Uses 1 or Comments/Information

Canteen facility

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**					1	1
(ii) **How many new staff will be employed on the site as a result of the development?**					1	2
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc , please specify

Type of Business: Manufactuer of Kitchen Cabinets

Public floor space (Total): 95

Seating capacity: 50

Bar floor area (sq m):

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

There are 6 car parking spaces adjacent canteen with 6 further available spaces in close proximity with existing lorry park available for 3 larger vehicles Staff parking is seperate to these provisions

State number of car spaces: 12

and Lorry spaces: 3

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: 5

Separately specify those used by employees driving to work:

Waste

What is the nature of disposal of any trade effluents or trade refuse? As existing

What is the volume of any trade effluents or trade refuse? As existing

and the proposed means of disposal of any trade effluents or trade refuse? Existing arrangements

Will the proposed use involve the use or storage of any hazardous substances? No

If 'Yes', please indicate:

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales
4 sets of all drawings are required
Additional copies in respect of major applications will assist in determination of such applications
All measurements are to be given in metric (89/617 EEC Directive)

Plan / Drawing	Number	Scale
Factory layout	101	1 1240

Fees

If a fee is submitted please give the amount £265 00 Calculated Fee £795 00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement

Signed .....Russell Markham - Stiles Harold Williams.....

On behalf of (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995 **N.B** A signed certificate MUST accompany this application If the applicant is the sole owner (a) the following certificate should be completed and signed
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates
None of the land to which the application relates is or is part of an agricultural holding

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before *the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as* follows

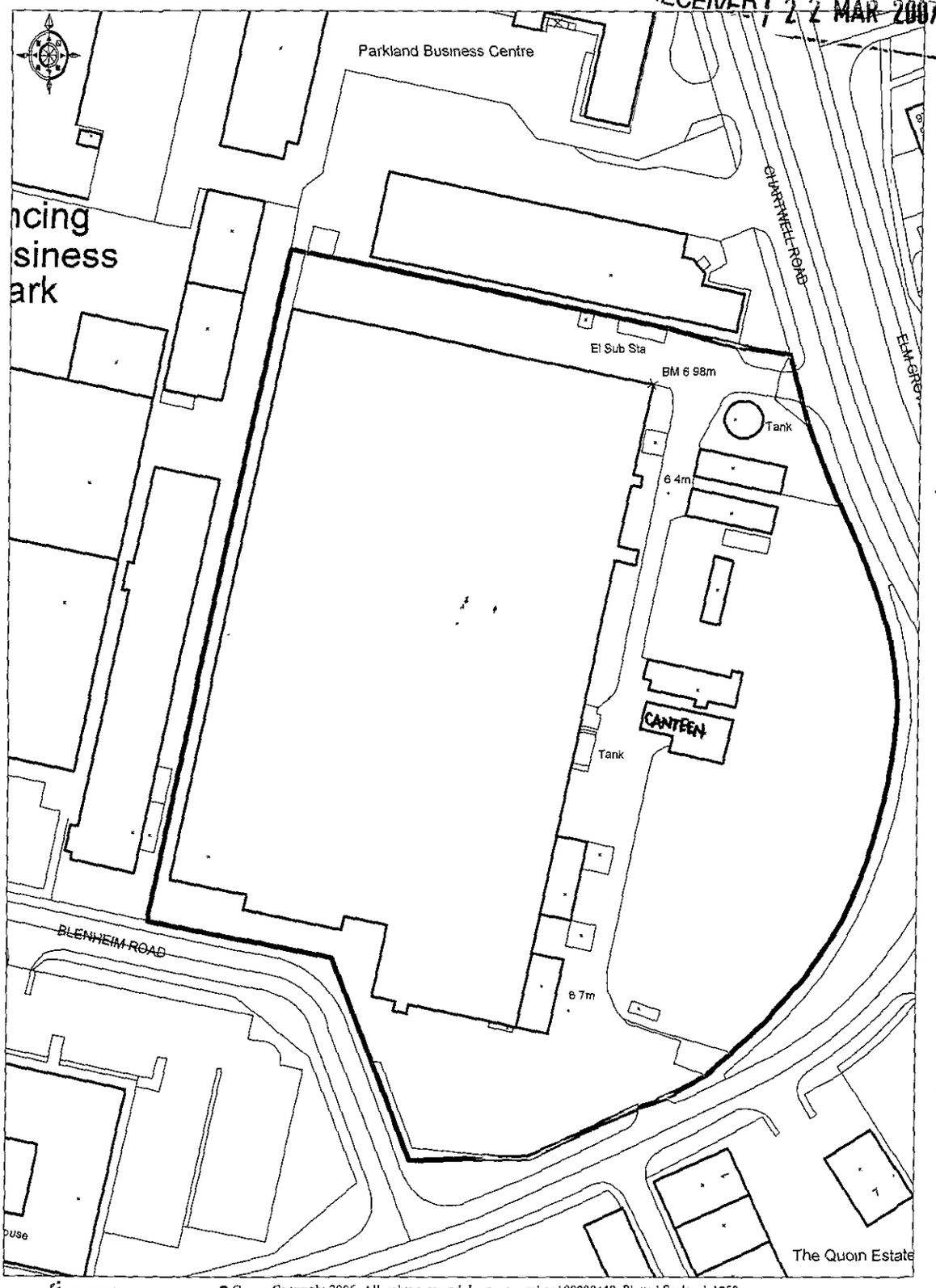
Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements?

Signed ..... Date 6TH MARCH 2007

On behalf of MANHATTAN FURNITURE

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A/61/36/07
DATE RECEIVED 22 MAR 2007



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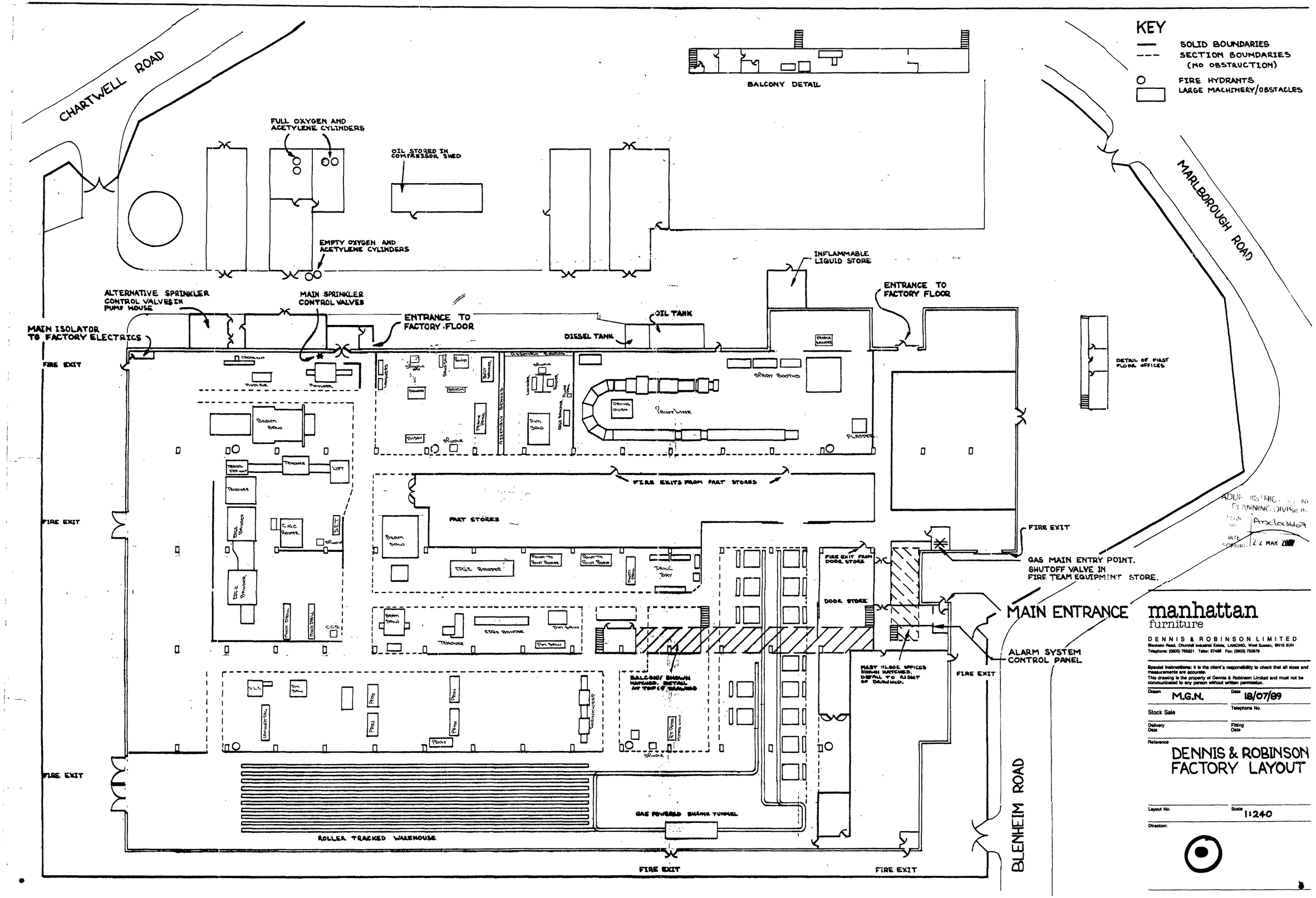

CHARTWELL ROAD
MARLBOROUGH ROAD
BLENHEIM ROAD
BALCONY DETAIL
KEY
SOLID BOUNDARIES
SECTION BOUNDARIES (NO OBSTRUCTION)
FIRE HYDRANTS
LARGE MACHINERY/OBSTACLES
DETAIL OF FIRST FLOOR OFFICES
FULL OXYGEN AND ACETYLENE CYLINDERS
OIL STORED IN COMPRESSOR SHED
EMPTY OXYGEN AND ACETYLENE CYLINDERS
ALTERNATIVE SPRINKLER CONTROL VALVES IN PUMP HOUSE
MAIN SPRINKLER CONTROL VALVES
MAIN ISOLATOR TO FACTORY ELECTRICS
ENTRANCE TO FACTORY FLOOR
OIL TANK
DIESEL TANK
INFLAMMABLE LIQUID STORE
ENTRANCE TO FACTORY FLOOR
FIRE EXIT
FIRE EXITS FROM PART STORES
PART STORES
FIRE EXIT FROM DOOR STORE
DOOR STORE
FIRST FLOOR OFFICES SHOWN HATCHED. DETAIL TO RIGHT OF DRAWING.
BALCONY SHOWN HATCHED. DETAIL AT TOP OF DRAWING
GAS MAIN ENTRY POINT. SHUTOFF VALVE IN FIRE TEAM EQUIPMENT STORE.
MAIN ENTRANCE
ALARM SYSTEM CONTROL PANEL
GAS POWERED SHRINK TUNNEL
ROLLER TRACKED WAREHOUSE
FIRE EXIT
FIRE EXIT
FIRE EXIT
FIRE EXIT
FIRE EXIT
Beam Saw
Tenoner
Lift
Edge Bander
C.N.C. Router
Edge Bander
Edge Bander
Beam Saw
Edge Bander
Tenoner
Edge Bander
Dim Saw
Paint Bay
Paint Booth
Paint Booth
Paint Booth

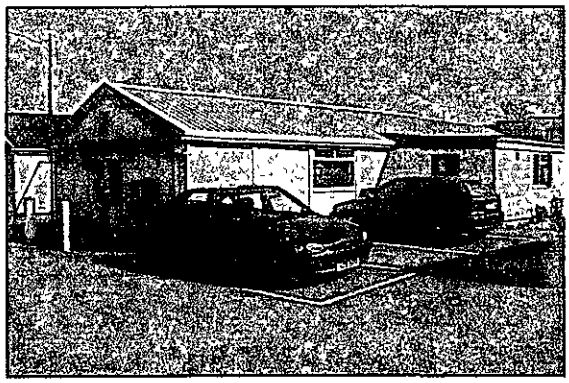
STILES HAROLD WILLIAMS
www.shw.co.uk

DUP DISTRICT COUNCIL
PLANNING DIVISION
PLAN No ADC013607
DATE RECEIVED 22 MAR 2007

DESIGN & ACCESS STATEMENT

FOR

CANTEEN FACILITY
MANHATTAN FURNITURE
BLENHEIM ROAD
LANCING
WEST SUSSEX



Prepared for: Manhattan Furniture
Prepared by: R. Markham BSc (Hons) MRICS
Our Ref: BN06110002/RM/MS
Date: March 2007

STILES HAROLD WILLIAMS
BUILDING CONSULTANCY
ONE JUBILEE STREET
BRIGHTON
EAST SUSSEX
BN1 1DZ

making property work

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1.0 INTRODUCTION

1 1 This Design and Access Statement (DAS) accompanies an application for a Change of Use of the existing Manhattan Staff canteen facility to be made available and utilised for the Lancing Business Estate staff and visitors. This DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (General Development Procedure Order 1995) as amended.

1 2 The existing canteen facility remains in use, utilised by the existing Manhattan staff It is not intended to alter the appearance or layout of the existing canteen facility

1 3 Due to our proposal for Change of Use only, some aspects such as social and economic context are not relevant

1 4 No external alterations are to be implemented in connection with the Change of Use proposal

2.0 DESIGN PRINCIPLES AND CONCEPTS

2.1 Amount

2 1.1 The Manhattan site has an overall area of 21,119 m² with the canteen occupying 141m² within that space

2.2 Layout

2 2 1 The canteen facility is located within the boundaries of Manhattan furniture and located close to the Chartwell Road vehicular and pedestrian routes providing adequate ingress and egress for both staff and users of the other businesses within the estate

2.3 Scale

2 3 1 The windows will remain unaltered to the external elevations

2.4 Landscaping

2 4 1 There is adequate landscaping surrounding the canteen facility and will remain unaltered in appearance.

2.5 Appearance

2 5 1 The appearance of the existing windows will remain unaltered

2 5 2 The entrance door serving the premises will remain unaltered

2.6 Access

2.6 1 Existing vehicular access is available via Chartwell Road in two separate locations providing access to the parking facilities adjacent to the centrally located canteen facility

2 6 2 Pedestrian access is available directly from Chartwell Road via both vehicular entrances with footpaths leading directly to canteen facilities

APPENDIX A – PHOTOGRAPHS

Canteen Facilities

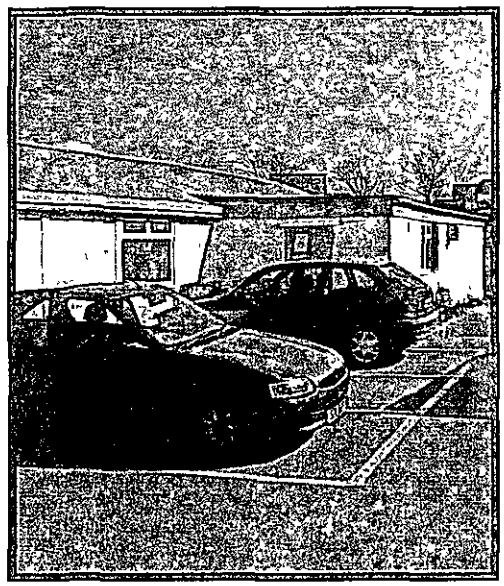
Manhattan Furniture, Lancing

Photographic Schedule

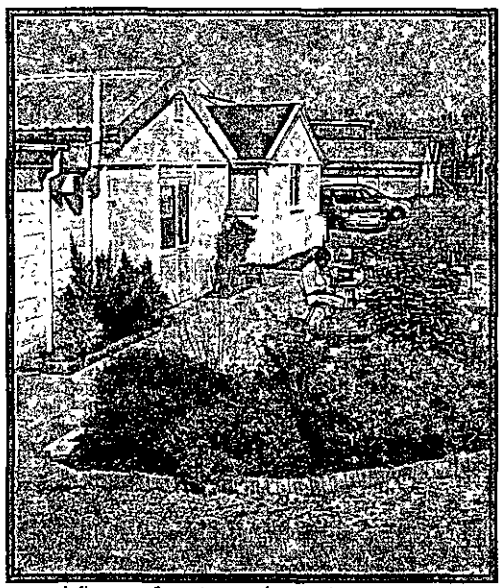
March 2007



General view of canteen facility



Staff parking adjacent to canteen



View of external seating area serving canteen facility



General view of parking for both lorries and cars serving the canteen facility

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Canteen Facilities

Manhattan Furniture, Lancing

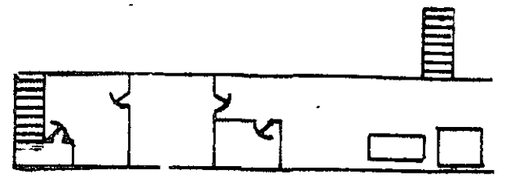
Photographic Schedule

March 2007



General view of parking for both lorries and cars serving the canteen facility

APPENDIX B – LAYOUT PLAN



BALCONY DETA

FULL OXYGEN AND ACETYLENE CYLINDERS

OIL STORED IN COMPRESSOR SHED

EMPTY OXYGEN AND ACETYLENE CYLINDERS

EXTERNAL SEATING.

ANCILLARY

KITCHEN

SEATING AREA

STAFF ENTRANCE

PARKING.

STAFF PARKING

MAIN ENTRANCE

SPRINKLER IN

MAIN SPRINKLER CONTROL VALVES

ENTRANCE TO FACTORY FLOOR

OIL TANK

DIESEL TANK

CROSS CUT

MULTI RIP

MOULDER

WINDSHIELDS

SPINDLE

BAND SAW

ROUTER

BELT SANDER

SANDER

BENCH

FRAME PRESS

DIM SAW

SPINDLE

ASSEMBLY BENCHS

ASSEMBLY BENCHS.

SPINDLE

LATHE

ROUTER

PLUNGE DRILL

DIM SAW

EDGE SANDER

SPRAY BOOTHS

DRYING OVEN

PAINT LINE

BEAM SAW

TRANSFER UNIT

TENONER

LIFT