Form Ref. No. 156755

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: Avc/a4467
Date Received 15 MAR 2007
Fee
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Hargreaves Construction Company Limited
Telephone	[redacted]
Email	

Do you have an agent? No

Address	Rustington House Worthing Road Rustington Littlehampton West Sussex
Postcode	BN16 3PS

Agent's Details

Title	
Forenames	
Surname	
Telephone	
Email Address	

Address	
Postcode	

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

LAND TO THE NORTH OF
57 DOLPHIN ROAD,
SHOREHAM-BY-SEA
WEST SUSSEX

Does the applicant own or control any adjoining land? Yes

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

Area of site (Hectares) 0.18

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: PROPOSED NEW SERVICE ROAD FOR USE IN ASSOCIATION WITH AND OPERATIONS OF PYROBAN. RELOCATION OF EXISTING GATES AND NEW TWO METRE HIGH BOUNDARY PALISADE FENCE

(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 Yes

Construction of a new *pedestrian* access to a highway Yes

(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

Is 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: Part Vacant & Pyroban Car Parking

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? Yes 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

(ii) How will foul sewage be disposed of? NOT APPLICABLE (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.

Details of Proposal

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

If 'Yes', please explain the relationship: USE ASSOCIATED WITH PYROBAN WHO OCCUPY NOS. 53, 54, & 57-59 DOLPHIN ROAD, SHOREHAM BY SEA

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)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

NEW SERVICE ROAD IN ASSOCIATION WITH PYROBAN TO REPLACE EXISTING FACILITY NORTH OF 57 DOLPHIN ROAD THAT IS NO LONGER AVAILABLE DUE TO RECENT PLANNING APPROVAL OF ADJACENT SITE

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**						
(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

Public floor space (Total)

Seating capacity

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?

State number of car spaces

and Lorry spaces

What is the estimated vehicular traffic flow to the site during a normal working day?
Please include all vehicles

Separately specify those used by employees driving to work:

Waste

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

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

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

Will the proposed use involve the use or storage of any hazardous substances?

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
LOCATION PLAN	PYB.2006.LOC1	1:1250
SITE PLAN AND ELEVATION	PYB.2006.SO1	1:250 & 1:50

Fees

If a fee is submitted, please give the amount £ [ ] Calculated Fee £ N/A

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

Signed: [redacted] 8. MARCH 2007

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

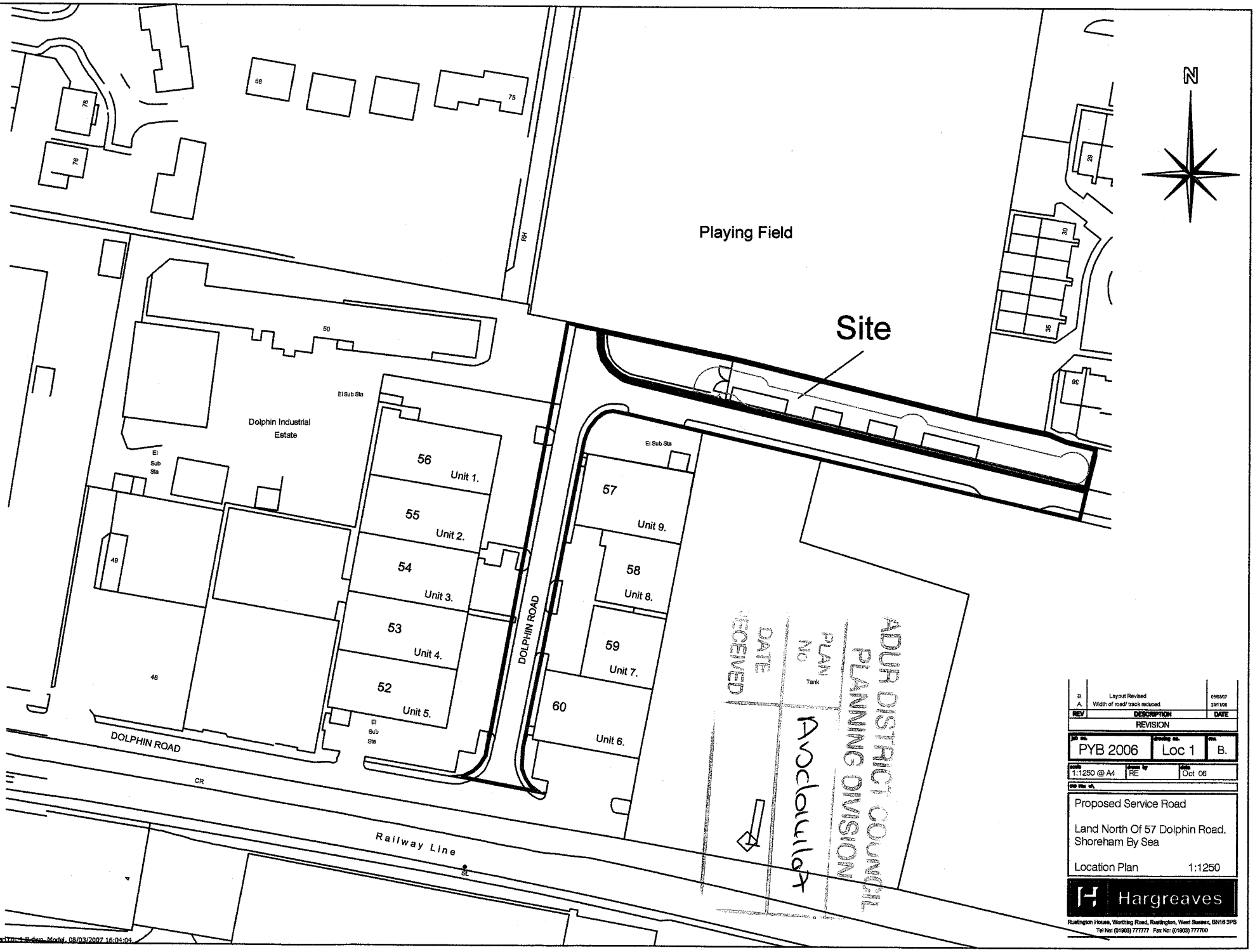
[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

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

Do you agree to these statements? [ ]

Signed: ..... Date: .....

On behalf of: .....



REV	DESCRIPTION	DATE
B.	Layout Revised	05/03/07
A.	Width of road/ track reduced.	23/1/06

REVISION

job no.	drawing no.	rev.
PYB 2006	Loc 1	B.

scale	drawn by	date
1:1250 @ A4	RE	Oct 06

CAD file ref.

Proposed Service Road

Land North Of 57 Dolphin Road, Shoreham By Sea

Location Plan 1:1250

Hargreaves
Ruffington House, Worthing Road, Rustington, West Sussex, BN16 3PB
Tel No: (01903) 777777 Fax No: (01903) 777700

reham\Loc 1 Location Plan\Loc 1 B.dwg, Model, 08/03/2007 16:04:04
1250

DESIGN & ACCESS STATEMENT IN ASSOCIATION WITH SERVICE ROAD TO LAND NORTH OF 57 DOLPHIN ROAD, SHOREHAM BY SEA, WEST SUSSEX

Whilst it is considered that the proposed works to be carried out associated with the above application do not fully encompass all areas of detail that a Design and Access Statement would normally require, we have been requested by the Local Authority to provide such a statement in order that elements of it could impact on the existing access to the site can be clearly understood, though it is noted that may of the key points encompassed by such a statement are not applicable.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. A/dc/0141/07
DATE RECEIVED 13 MAR 2007

1. Design Principles

(a) The use of this service road / test track is to replace existing facilities on the existing access road currently used by Pyroban in association with their operations in Dolphin Road. There is no changes in these operations and the service road / test track is merely being provided to replace the existing operations that are currently carried out on the access road, a facility that will no longer be available to Pyroban due to a recently approved planning permission on the adjacent site which will require free passage over the existing access road. We are advised that the operation in respect of the test track will not commence before 8.30 a.m. and testing will not beyond 5.00 pm.

(b) No building is to be constructed on this land.

(c) The layout is as indicated on the detail site plan with a new crossover access to the west of the new service road but not adjacent to the hammer all as indicated on the plans attached to this application and a single gate access at the eastern end of the land.

2. Layout

The layout provides for the relocation of existing gates currently positioned on the existing access road and fencing the majority of this site with new 1.8m palisade fencing.

3. Landscaping

The existing site is currently overgrown and at risk from fly tipping. The new proposals will enable retention of a number of the existing trees and a tidying up of the existing ground whilst maintaining a suitable screen between the new service road and land to the north and by fencing the site it will provide for additional security to this area, thus maintaining an approved appearance. The trees that are to be removed are indicated on the application plans and it is intended to provide new landscaping to the northern boundary with both shrubs and trees as indicated on the drawing to improve and enhance areas where existing trees are removed.

Continued.....

4. Access

(a) Access to this service road is to be provided part the way along the existing highway, away from the hammerhead of Dolphin Road with a smaller gate for access for emergency use only at the eastern end of the application site. The access is predominantly for vehicles and forklift trucks associated with Pyroban's operation.

(b) Pedestrian access is not envisaged for this part of the site, it is at the northern hammerhead of Dolphin Road and there are no pedestrian links to the north of site.

(c) There are no requirements for any disabled access to the land.

(d) There are no changes to the levels of the existing roadways.

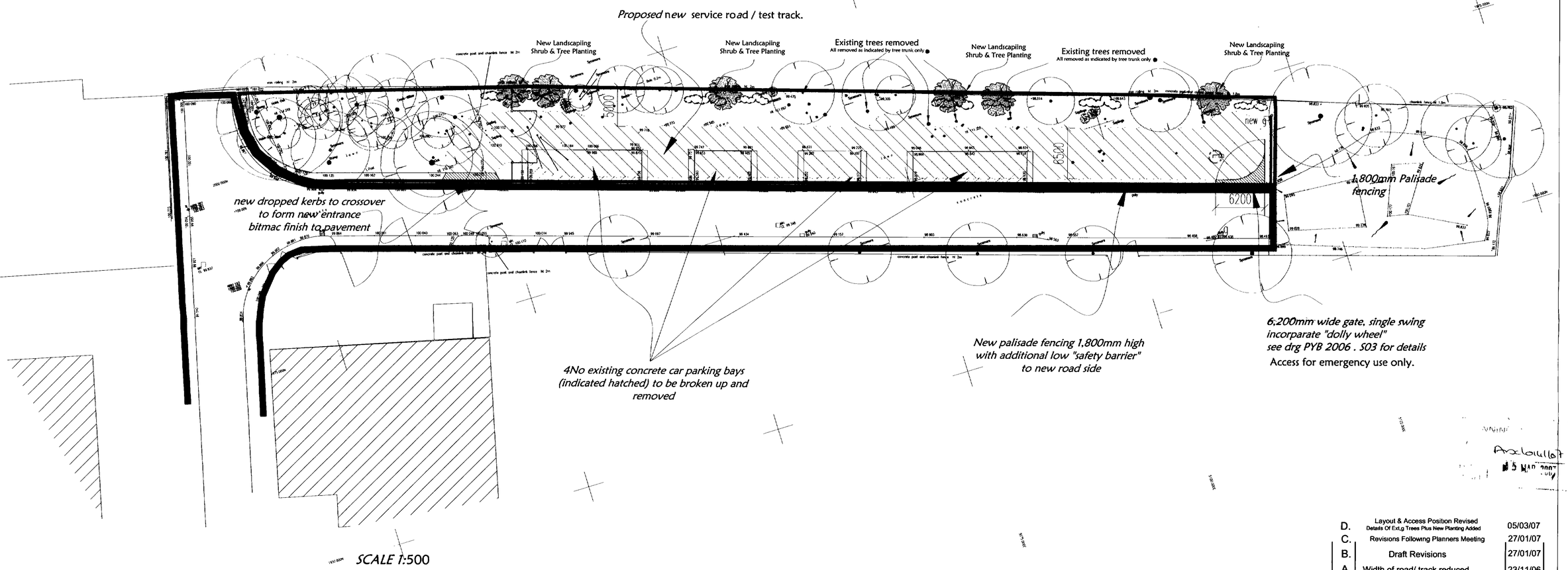
(e) Access by emergency vehicles would not be impeded by this additional provision as the existing hammerhead and access road are maintained.

(f) Access for pedestrians is along existing footpaths which are unaltered with the exception of a new dropped kerb forming the access to the new service road.

This document should not be used or relied upon in circumstances other than those for which it was prepared and for which Acad Mapping was commissioned. Acad Mapping accepts no responsibility for this document to any other party other than the person by whom it was commissioned.
We do our best to record service covers, manholes etc. but those which are overgrown covered by vehicles etc. could be overlooked. Acad Mapping accepts no responsibility for services overlooked in this respect.

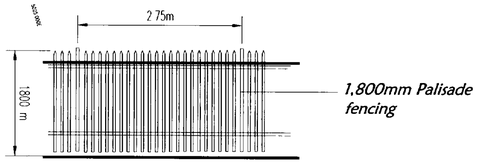
Notes:
Survey plotted on local 25 metre Grid
Levels relate to T.B.M. Station "A"
Value - 100m

Species of trees must be confirmed by a qualified arboriculturist before any design work takes place
tree spreads are taken as average sizes
(UTI) - unable to identify





Typical Picture Of Fence



Typical 1:50 Fence Elevation

Typical Details

REV	DESCRIPTION	DATE
D.	Layout & Access Position Revised Details Of Ext.g Trees Plus New Planting Added	05/03/07
C.	Revisions Following Planners Meeting	27/01/07
B.	Draft Revisions	27/01/07
A.	Width of road/ track reduced.	23/11/06

REVISION

job no	drawing no	rev
PYB 2006	SO 1	D.

scale	drawn by	date
1:250 @A1	RE	Oct 06

CAD File G:-drive\drawing office\

Proposed Service Road Test Track

Land North Of 57 Dolphin Road
Shoreham By Sea
Sussex
1:250 Site Plan & 1:50 Elevation.

Hargreaves
Rustington House, Worthing Road, Rustington, West Sussex, BN16 3PS
Tel No: (01903) 777777 Fax No: (01903) 777700