ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0141/07

Hargreaves Construction Company Ltd
Rustington House
Worthing Road
Rustington
Littlehampton
West Sussex
BN16 3PS

Details of Development
NEW SERVICE ROAD FOR USE IN ASSOCIATION WITH AN OPERATION OF PYROBAN. RELOCATION OF EXISTING GATES AND NEW TWO METRE HIGH BOUNDARY PALISADE FENCE.

Location of Development
LAND NORTH OF STORAGE TANKS DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 15th March 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies

Peter Davies
Head of Planning and Community

03/05/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and is a facility necessary to the continued existence of an industrial business of significance to the local economy. Subject to sufficient tree and shrub planting and restriction of hours of use, it would not detract from the appearance or character of the area an can take place without resulting in unacceptable detriment to the amenities of neighbouring properties or to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AB23-27, DP.AE2, AT12) and the Adur Development Plan Submission Core Strategy (R1, E1-2, T4, ENV5, ENV10) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, ERA1, DEV1, DEV4-5).

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 development shall take place until details (including siting) of the proposed fences and barrier have been submitted to and approved in writing by the Local Planning Authority and the roadway shall not be used until such fencing and barrier have been erected.

Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No development shall take place unless and until details of the construction of the proposed roadway and associated surface water drainage have been submitted to and approved in writing by the Local Planning Authority and the road shall not be used until the construction and drainage are complete.

Reason: *To secure satisfactory standards of access and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

04. The proposed roadway shall not be used except between the hours of:-

8.30 am and 5.00 pm on Mondays to Fridays inclusive

nor at any time on Saturdays, Sundays or Public Holidays.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees on the land and details of those to be retained. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. Notwithstanding the plans submitted with the application, prior to the commencement of development, the trees to be removed or lopped shall be precisely identified and agreed in writing with the Local Planning Authority and those to be retained shall be protected for the duration of construction works in a manner to be agreed with the local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

PTO

07. No development shall be commenced until the developer has carried out an investigation to assess the degree of ground contamination on the site and its pollution potential. The method and extent of investigation shall be agreed beforehand with the Local Planning Authority. Where contamination is identified appropriate remedial measures (including monitoring provisions) shall be undertaken prior to commencement of development in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *To safeguard against public health and safety risk and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*