From: Peter Barnett
Sent: 18 June 2013 12:18
To: 'jb@hprop.co.uk'
Subject: Unit 2, 23 Dolphin Road, Shoreham - AWDM/0616/13

Follow Up Flag: Follow up
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Dear Mr Belbin

I am writing with reference to your recent application to remove Condition 2 of SU/159/90.

I do not have an issue with the removal of this restrictive condition in principle but I would like to ensure that any future occupier does not cause disturbance to residents of Corbyn Crescent, immediately to the west of the building. To this end I would like to impose several conditions, similar to those imposed on the North Building under reference AWDM/0952/12.

I am therefore proposing to impose the following:

01. The development hereby permitted shall be begun before the expiration of three years from the date of this permission

Reason: *To comply with Section 91 of the Town and Country Planning Act 1990*

02. There shall be no deliveries or collections of goods to and from the site between 6pm and 8am where deliveries are made by van or larger vehicle.

Reason: *In the interests of protecting residential amenity and to comply with saved policy AE2 of the Adur District Local Plan.*

03. No raw materials, finished or unfinished products or parts, crates, packing materials, gas cylinders, industrial waste or refuse nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas, details of which shall be approved in writing by the Local Planning Authority.

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

04. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the buildings behind shut doors. The roller shutter doors shall only be opened to handle the delivery of goods, products or waste to and from the building.

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

05. No mechanical extraction plant or external plant shall be installed except in accordance with details of equipment, type of machinery that it will serve, location, type of

extraction, means of ventilation, location of ducting, which shall be submitted to and approved in writing by the Local Planning Authority. These details shall include a BS4142 acoustic assessment and any sound insulation measures found to be necessary.

Reason: *In the interests of protecting the amenity of the environment and to comply with saved policy AE2 of the Adur District Local Plan.*

06. Waste skips and other refuse receptacles within the outside curtilage of the building shall not be filled between the hours of 6pm and 8am. Waste skip or other refuse collection shall only occur between the hours of 8am and 6pm.

Reason: *In the interests of residential amenity and to comply with policy AE2 of the Adur District Local Plan.*

07. The premises shall be used only for purposes within Class B1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification) and for no other purpose.

Reason: *In the interests of amenity having regard to saved policy AE2 of the Adur District Local Plan*

The last condition you may find overly restrictive but policy AE2 does specify that, where development is in close proximity to residential areas, any industrial development shall be restricted to Use Class B1.

I shall be grateful to receive your response to these suggested conditions before I formalise the Decision Notice.

Regards

Peter Barnett

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