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/0392/08

T Cording
140 High Street
Steyning
BN44 3LH

Details of Development
CHANGE OF USE FROM CLASS B1 BUSINESS TO ACADEMY OF MUSIC

Location of Development
10 RIVERSIDE BUSINESS CENTRE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RE

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 4th August 2008.

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.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 4th day of September 2008

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for educational and community facilities within the District without resulting in significant loss of business floorspace and without detracting from the local environment. Subject to adequate sound insulation, it can take place without resulting in unacceptable detriment to the viability of neighbouring office premises and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, ACS1) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5, NE12, 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. The premises shall be used only for a music academy and for no other purpose notwithstanding the provisions of the Town and Country Planning (Use Classes) Order1987 (or any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan and NE5 of the West Sussex Structure Plan.*

03. The use hereby permitted shall not be carried on until the premises have been sound insulated in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

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

04. The use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *To encourage sustainable travel and provide appropriate parking complying with policy DEV4-5 of the West Sussex Structure Plan.*