Adur District Council

Planning, Regeneration and Wellbeing

Mr Rob Huntley
RHPC
Stratfield House
265 High Street
Crowthorne
Berkshire
RG45 7AH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0952/12

Details of Development
APPLICATION TO VARY CONDITION 01 OF PLANNING PERMISSION ADC/0570/07 TO ALLOW OCCUPATION OF EXISTING INDUSTRIAL PREMISES BY ANY ALTERNATIVE OCCUPIER TO EDWARDS LTD.

Location of Development
NORTH BUILDING BOC EDWARDS UNIT 2 23 DOLPHIN ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6PB

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 3rd August 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/10/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The deletion of the personal condition 01 of ADC/0570/07 would enable the site to be occupied by other local employers that would provide for economic growth and the creation of jobs and prosperity within the District. It is considered that, subject to satisfactory compliance with planning conditions, the future occupation for industrial purposes would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AE2), the policies of the South East Plan (CC1, CC6, RE3, NRM10, BE1, SCT2, SCT3), or the National Planning Policy Framework.

Conditions

01. There shall be no deliveries or collections of goods to and from the site between 6pm and 7:30am 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.*

02. 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.*

03. 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.*

04. 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.*

05. The building to which this permission relates shall not to be occupied unless and until there has been submitted and approved in writing by the Local Planning Authority a Travel Plan which encourages the staff and visitors to use alternate modes of transport to private motor cars. The approved Travel Plan shall thereafter be implemented in full in accordance with a timetable to be approved as part of the Plan.

Reason: *In the interests of protecting the environment and to comply with saved policy AE2 of the Adur District Local Plan, and the National Planning Policy Framework.*

06. The building to which this permission relates shall not be occupied unless and until details of parking spaces and cycle parking are submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles and cycles incidental to the use of the premises concerned.

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

07. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

08. Any separation of the site from its neighbour to the south will be done so in compliance with details of fencing/walls/gates or other means of enclosure which have been submitted to an approved in writing by the Local Planning Authority.

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

09. 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.*