Planning Services, Adur District Council

Civic Centre,
Ham Road,
Shoreham-by-Sea,
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website : www.adur.gov.uk
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ADUR DISTRICT COUNCIL



Application for Planning Permission. Town and Country Planning Act 1990

Publication of planning applications on council web sites
Please note that with the exception of applicant contact details and Certificates of Ownership, the information provided on this application form and in supporting documents may be published on the council's website.
If any other information that is provided as part of the application which falls within the definition of personal data under the Data Protection Act and is not to be published on the council's website, please contact the council's planning department.

1. Applicant Name, Address and Contact Details

Title: Mr | First name: j | Surname: white

Company name:

Street address: 102 crabtree lane

Town/City: lancing

County: west sussex

Country: United Kingdom

Postcode: bn15 9pw

	Country Code	National Number	Extension Number
Telephone number:			
Mobile number:			
Fax number:			

Email address: alan.luke@btinternet.com

Are you an agent acting on behalf of the applicant? (•) Yes ( ) No

2. Agent Name, Address and Contact Details

Title: Mr | First Name: alan | Surname: luke

Company name:

Street address: 8 eighth avenue

Town/City: lancing

County: west sussex

Country:

Postcode: bn15 9xd

	Country Code	National Number	Extension Number
Telephone number:	01903	763489	
Mobile number:			
Fax number:			

Email address: alan.luke@btinternet.com

3. Description of the Proposal

Please describe the proposed development including any change of use:

Use of existing forecourt for car sales

Has the building, work or change of use already started? (•) Yes ( ) No

If Yes, please state the date when the building, work, or use started: 05/06/1970

Has the building, work or change of use been completed? (•) Yes ( ) No

If Yes, please state the date when the building, work, or change of use was completed: 05/06/1970

4. Site Address Details

Full postal address of the site (including full postcode where available)

House: 102 Suffix:

House name:

Street address: Crabtree Lane

Town/City: LANCING

County: West Sussex

Postcode: BN15 9PW

Description of location or a grid reference
(must be completed if postcode is not known):

Easting: 518081

Northing: 104970

Description:

5. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ○ Yes ◉ No

6. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ○ Yes ◉ No

Is a new or altered pedestrian access proposed to or from the public highway? ○ Yes ◉ No

Are there any new public roads to be provided within the site? ○ Yes ◉ No

Are there any new public rights of way to be provided within or adjacent to the site? ○ Yes ◉ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way? ○ Yes ◉ No

7. Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste? ○ Yes ◉ No

Have arrangements been made for the separate storage and collection of recyclable waste? ○ Yes ◉ No

8. Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal? ○ Yes ◉ No

9. Council Employee / Member

Is the applicant or agent related to any member of staff or elected member of the council? ○ Yes ◉ No

10. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement? ◉ Yes ○ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

design and access statement, site plan @ 1/500 ~ 001/jw.Block plan @ 1,250 ~ 002/jw

11. Vehicle Parking

Please provide information on the existing and proposed number of on-site parking spaces:

Type of vehicle	Existing number of spaces	Total proposed (including spaces retained)	Difference in spaces
Cars	10	10	0
Disability spaces	2	2	0

12. Foul Sewage

Please state how foul sewage is to be disposed of:

Mains sewer ☐ Package treatment plant ☐ Unknown ☐

Septic tank ☐ Cess pit ☐

Other

Are you proposing to connect to the existing drainage system? ○ Yes ◉ No ○ Unknown

13. Assessment of Flood Risk

Is the site within an area at risk of flooding? Refer to the Environment Agency's Flood Map showing flood zones 2 and 3 and consult Environment Agency standing advice and your local planning authority requirements for information as necessary. ○ Yes ◉ No

If Yes, you will need to submit an appropriate flood risk assessment to consider the risk to the proposed site.

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)? ○ Yes ◉ No

Will the proposal increase the flood risk elsewhere? ○ Yes ◉ No

How will surface water be disposed of?

☐ Sustainable drainage system ☐ Main sewer ☐ Pond/lake

☒ Soakaway ☐ Existing watercourse

14. Biodiversity and Geological Conservation

To assist in answering the following questions refer to the guidance notes for further information on when there is a reasonable likelihood that any important biodiversity or geological conservation features may be present or nearby and whether they are likely to be affected by your proposals.

Having referred to the guidance notes, is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, OR on land adjacent to or near the application site:

a) Protected and priority species

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

b) *Designated sites, important habitats or other biodiversity features*

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

c) Features of geological conservation importance

○ Yes, on the development site ○ Yes, on land adjacent to or near the proposed development ◉ No

15. Existing Use

Please describe the current use of the site:

Car servicing , repairs and mot`s

Is the site currently vacant? ○ Yes ◉ No

Does the proposal involve any of the following:

Land which is known to be contaminated? ○ Yes ◉ No

Land where contamination is suspected for all or part of the site? ○ Yes ◉ No

A proposed use that would be particularly vulnerable to the presence of contamination? ○ Yes ◉ No

Application advice

If you have said Yes to any of the above, you will need to submit an appropriate contamination assessment.

16. Trees and Hedges

Are there trees or hedges on the proposed development site? ○ Yes ◉ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character? ○ Yes ◉ No

If Yes to either or both of the above, you will need to provide a full Tree Survey with accompanying plan before your application can be determined. Your Local Planning Authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to construction - Recommendations'

17. Trade Effluent

Does the proposal involve the need to dispose of trade effluents or waste? ○ Yes ◉ No

18. Residential Units

Does your proposal include the gain or loss of residential units? ○ Yes ◉ No

19. All Types of Development: Non-residential Floorspace

Does your proposal involve the loss or gain or change of use of non-residential floorspace? ○ Yes ◉ No

20. Employment

If known, please complete the following information regarding employees:

	Full-time	Part-time	Equivalent number of full-time
Existing employees	0	0	0
Proposed employees	0	0	0

21. Hours of Opening

If known, please state the hours of opening for each non-residential use proposed:

Use	Monday to Friday Start Time	Monday to Friday End Time	Saturday Start Time	Saturday End Time	Sunday and Bank Holidays Start Time	Sunday and Bank Holidays End Time	Not Known

22. Site Area

What is the site area? 100 sq.metres

23. Industrial or Commercial Processes and Machinery

Please describe the activities and processes which would be carried out on the site and the end products including plant, ventilation or air conditioning. Please include the type of machinery which may be installed on site:

car sales

Is the proposal for a waste management development? ○ Yes ◉ No

24. Hazardous Substances

Is any hazardous waste involved in the proposal? ○ Yes ◉ No

25. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ◉ Yes ○ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

◉ The agent ○ The applicant ○ Other person

26. Certificates (Certificate A)

Certificate of Ownership - Certificate A

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Title: Mr First name: Jon Surname: White

Person role: Applicant Declaration date: 02/12/08 ☒ Declaration made

26. Certificates (Agricultural Holdings Certificate)

Agricultural Holding Certificate

Town and Country Planning (General Development Procedure) Order 1995 Certificate under Article 7

Agricultural Land Declaration - You Must Select Either A or B

(A) None of the land to which the application relates is, or is part of an agricultural holding. ○

(B) I have/The applicant has given the requisite notice to every person other than myself/the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below: ○

Notice recipient	Date notice served

Title: First Name: Surname:

Person role: Applicant Declaration date: ☐ Declaration Made

27. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. ☒

Date 02/12/08

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. AA/0006/09
DATE - 9 MAR 2009

Design and access statement ~ Crabtree Service station, 102 Crabtree Lane, Lancing.

This design and access statement is submitted as part and in support of the planning application for the retention of the existing garage forecourt to be used for the display and sales of up to 10 motor vehicles.

Use

The building, the subject of this application, is located on the Northern side of Crabtree Lane between a residential property to the West and West lane to the East. The existing Garage has been used as a vehicle service center and car sales for some 60 years there fore the existing site is a well establish motor sales and service outlet.

Amount

The proposed application is for the retention of the existing forecourt, to the south of the garage, for the display and sales of up to 10 motor vehicles. The proposal does not require any additional development to that existing.

Layout

The proposed location for the display and sales of the motor vehicles, the subject of this application, is largely dictated by the existing layout of the site and existing forecourt. There should be little or no impact on the amenities of the dwelling to the West as this forecourt has also been used for petrol sales which has now ceased.

Scale

The proposal will not affect the existing scale of the site.

Landscaping

The forecourt will remain as existing under the proposal with little scope to add any additional landscaping.

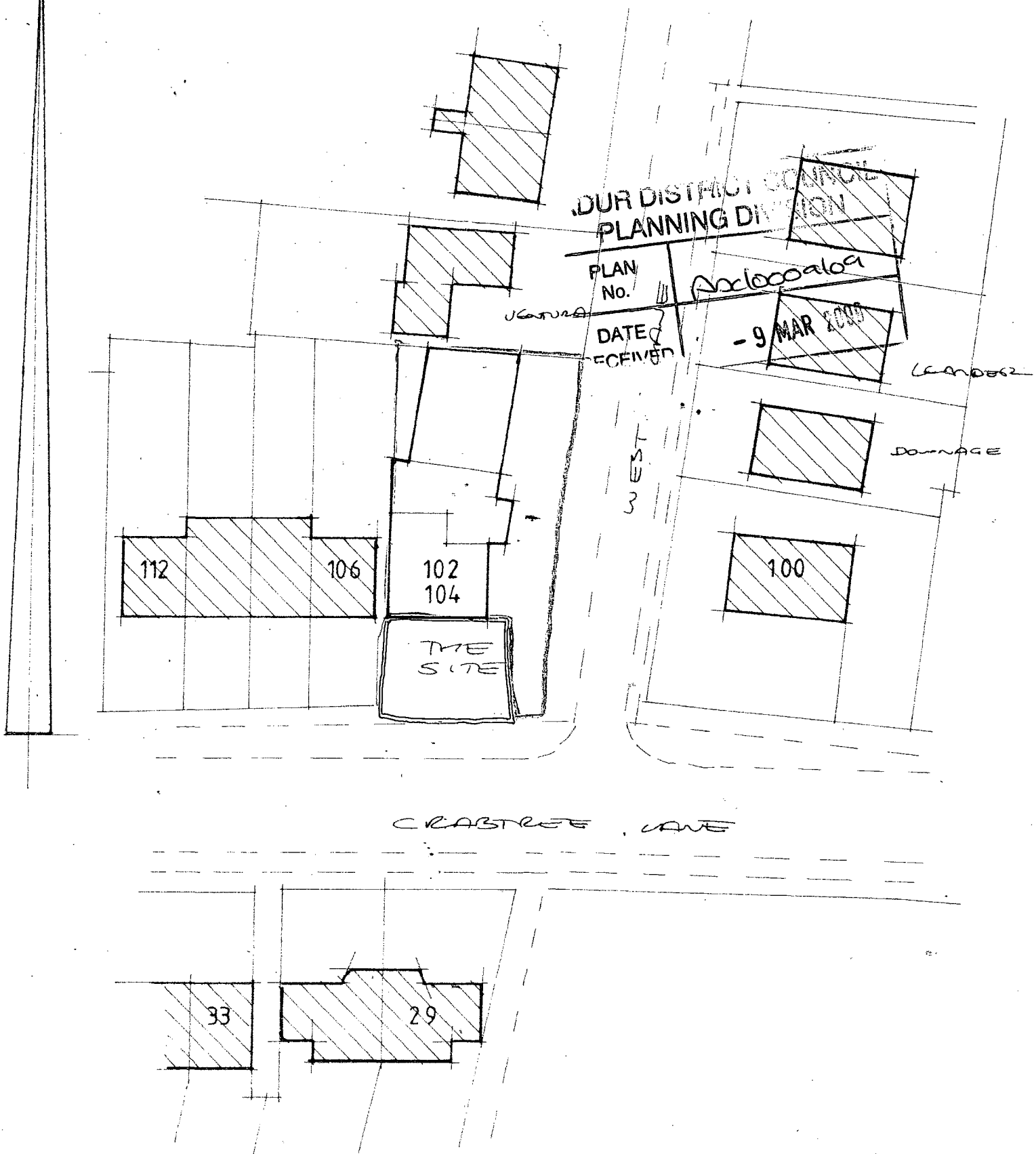
Appearance

Due to the existing site being a servicing and repair garage this application should not detract for the sites use or introduce a new element of use not associated with a working garage. The application should not detract from the existing street scene or affect highway users. Having regard to the distance between the edge of the highway and the sighting of the existing forecourt, although visible, again should not detract from the street scene in general or affect highway users in particular, or with its setting in this well established car servicing and repair garage.

Access

The existing garage benefits from vehicular access to the front and Eastern side of the building with more than adequate parking on the front forecourt and with in the site off West Lane therefore no additional on site parking has been indicated.

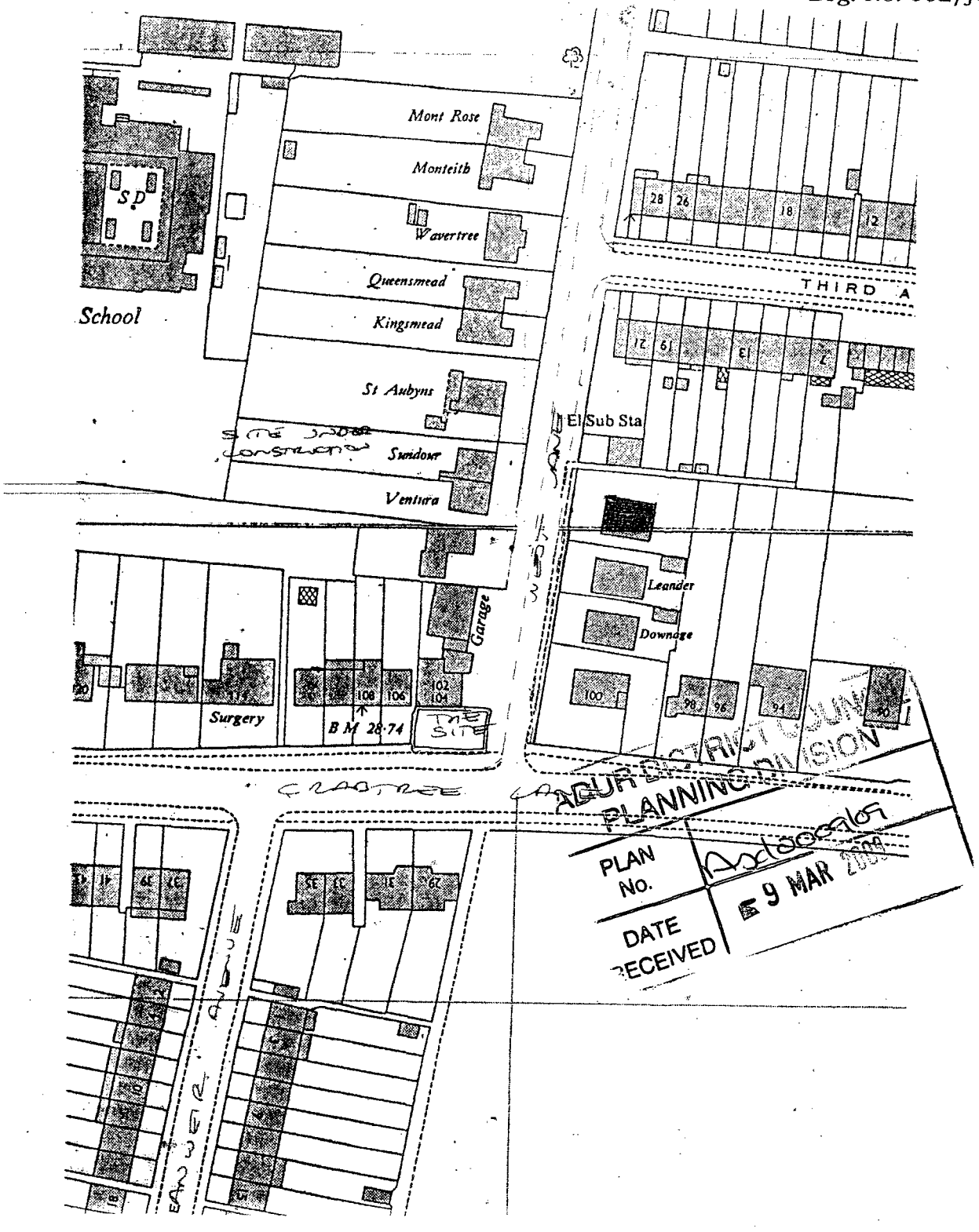
Drg. No. 001/jw



Block plan 1:500

Application for the retention of the existing garage forecourt to be used for the display and sales of up to 10 motor vehicles.

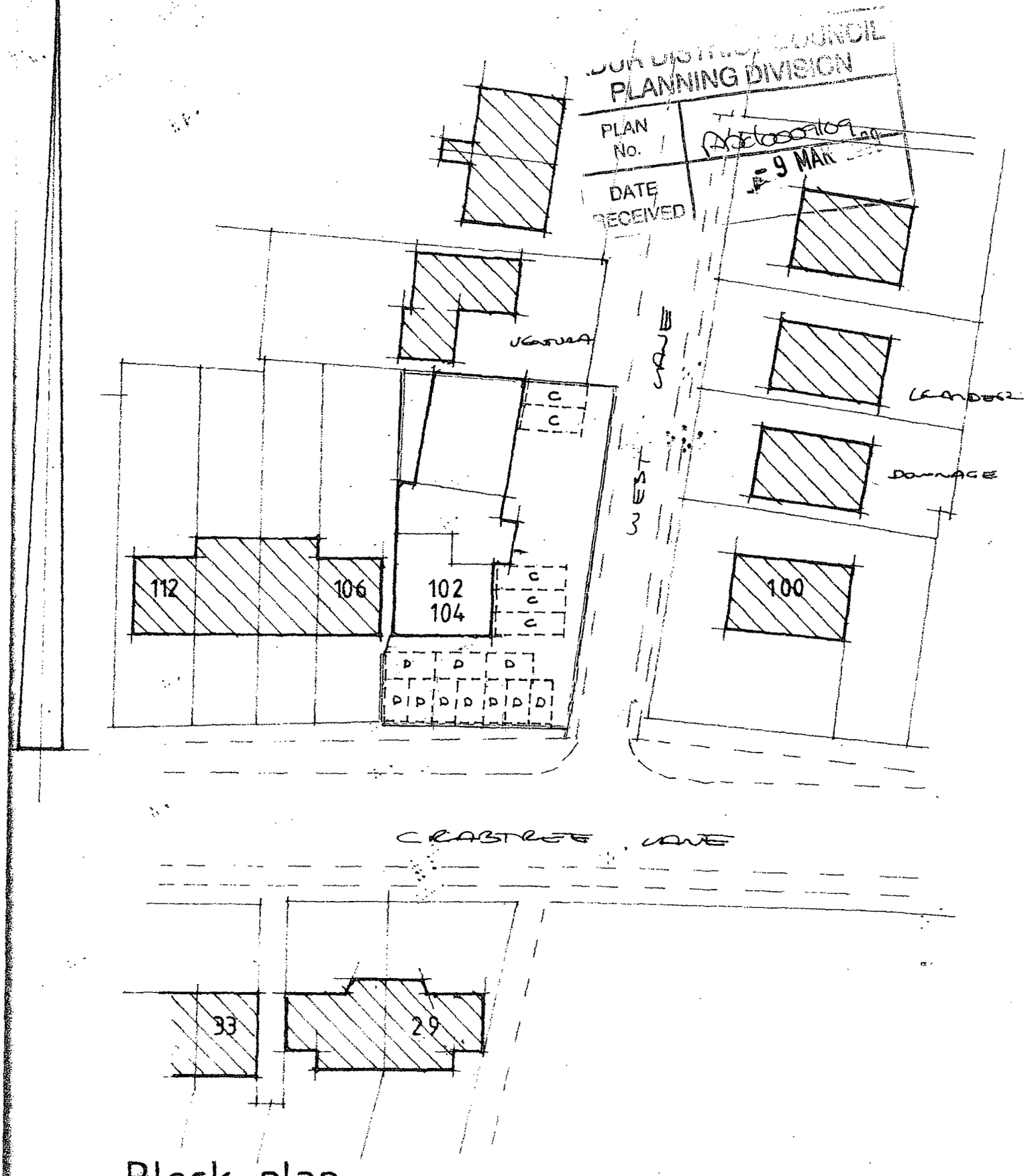
Drg. No. 002/jw



Site plan 1:1250

Application for the retention of the existing garage forecourt to be used for the display and sales of up to 10 motor vehicles.

Drg. No. 003/jw



Block plan 1:500

Application for the retention of the existing garage forecourt to be used for the display and sales of up to 10 motor vehicles.