Form Ref. No. 218852

ADUR
DISTRICT COUNCIL

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No. A/0000/07
Date Received 08 MAR 2007
Fee 195
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	Gochers Laundry
Telephone	
Email	
Do you have an agent?	Yes

Address	Gochers Laundry
	Alma Street
	Lancing
	Sussex
Postcode	BN15 8AX

Agent's Details

Title	
Forenames	
Surname	Dunlop Haywards Ltd
Telephone	0870 703 9955
Email Address	katherine.hartfield@dunlophaywards.com

Address	Suite 303
	Tower Point
	44 North Road
	Brighton
	East Sussex
Postcode	BN1 1YR

Application Type

(a) Full planning permission (including changes of use) FUL

(b) Outline planning permission

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

(e) Permission to develop land without complying with a condition imposed on a planning permission

If 'Yes', state the Date

and Permission Application

and the Condition Number

Land Details

Full address or location of the land to which this application relates

Unit 9, Cecil Pashley Way
Shoreham Airport
Shoreham-by-Sea

Does the applicant own or control any adjoining land? Yes

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares) 0.12

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses)
- for a Change of Use that REDUCES the number of units, please enter a negative(-) number.

Description of proposed development: Change of use from hanger to laundry, rear extension and creating curtain walling and new windows within the existing envelope.

(If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

(i) New building(s) or structure(s) No

(ii) Alteration or extension of building(s) Yes

(iii) Construction of a new *vehicular* access to a highway No

Construction of a new *pedestrian* access to a highway Yes

(iv) Alteration of an existing *vehicular* access to a highway No

Alteration of an existing *pedestrian* access to a highway No

(v) Closure of existing access No

(vi) Change of use only Yes

Is there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: B1 - Light Industrial

If vacant, the last use:

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? To existing surface water drains

(ii) How will foul sewage be disposed of? To existing foul sewage mains drains (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

The building is being used as a commercial laundry. The machinery on site includes commercial washers, dryers and presses. The proposed extension will house a new boiler, water tank and water recycling plant, the rest of the new area provided will be used for storage.

The proposed windows in the existing building are to give light to the new mezzanine/office on the first floor.

Details of Proposal

Is the proposal related to an existing use on or near the site? Yes

If 'Yes', please explain the relationship: The extension provides additional storage to the existing laundry.

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	Proposed New Floor Space or use	Total Floor Space (Allow for any space lost)
What is the amount of industrial floor space?	500	225	725
What is the amount of office floor space?			
What is the amount of retail floor space?			
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS	500	225	725

Other Uses 1 or Comments/Information

Mezzanine floor to be constructed above the industrial floor space. See proposed drawings.

Details of Staff	Office		Industrial		Other	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**			5	5		
(ii) **How many new staff will be employed on the site as a result of the development?**	2	4	2	2		
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: n/a

Public floor space (Total):

Seating capacity:

Bar floor area (sq.m):

Single bedrooms:

Double bedrooms:

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

The area to the West of the existing premises is used for unloading and there is a car park oposite that will remain.

State number of car spaces: 6

and Lorry spaces:

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: 4

Separately specify those used by employees driving to work: 3

Waste

What is the nature of disposal of any trade effluents or trade refuse? none

What is the volume of any trade effluents or trade refuse? n/a

and the proposed means of disposal of any trade effluents or trade refuse? n/a

Will the proposed use involve the use or storage of any hazardous substances? No

If 'Yes', please indicate

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
Existing Site and Location Plan	66999 01-03	1/1250
Existing Side Elevations	66999 02/03	1/100
Existing Front and Rear	66999 02/04	1/100
Existing Ground Floor	66999 02/01	1/100
Proposed Ground Floor	66699 01/01	1/100
Proposed First Floor	66999 01/02	1/100
Proposed Side Elevation	66999 01/03	1/100

Fees

If a fee is submitted, please give the amount [ ] Calculated Fee £795.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☐ Tick to agree to this statement.

Signed: ..... DUNLOP HAYWARDS Ltd

On behalf of: (Insert applicant's name if signed by agent) GOACHERS LAUNDRY

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
'Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

I certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served

Do you agree to these statements? [ ]

Signed: ..... Date: .....

On behalf of: .....

Form Ref. No. 219376

ADUR
DISTRICT COUNCIL



Notice Of Application For Planning Permission
NOTICE NO.1

Town and Country Planning (General Development Procedure) Order 1995

This form is to give notice of Application of Planning Permission, to be published in a newspaper or to be served on an owner or a tenant.

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A/0600/07
DATE RECEIVED 08 MAR 2007

Proposed development at

Address	Gochers Laundry
	Plot 9 Shoreham Airport
	Cecil Pashley Way
	SHOREHAM BY SEA
	West Sussex
Postcode	BN43 5FF

Is the land to which the application / appeal relates to part of, or wholly, an agricultural holding? No

give notice that

Title	
Forenames	
Surname	Gochers Laundry Ltd

is applying to the ADUR DISTRICT COUNCIL for planning permission to (description of the proposed development)

Alter and extend the building at plot 9 Cecil Pashley Way and change the use from a hanger to a laundry.

Anyone owner of the land or tenant who wishes to make representations about this application should write to the Council at: Development Control, Civic Centre, Ham Road, Shoreham-by-Sea, West Sussex BN43 6PR

by 29/03/2007

"owner" means a person having a freehold interest or a leasehold interest the unexpired term of which is not less than 7 years, or, in the case of development consisting of the winning or working of minerals, a person entitled to an interest in a mineral in the land (other than oil, gas, coal, gold or silver).

"tenant" means a tenant of an agricultural holding any part of which is comprised in the land.

Signed: [signature] Date: 6th MARCH 07

On behalf of: GOCHERS LAUNDRY Ltd

Statement of owners' rights:
The grant of planning permission does not affect owners' rights to retain or dispose of their property, unless there is some provision to the contrary in an agreement or in a lease.

Statement of agricultural tenants' rights:
The grant of planning permission for non-agricultural development may affect agricultural tenants' security of tenure.

Certificate B

I certify that:

I have given the requisite notice to everyone else who, on the day 21 days before the date of the accompanying application were owners of any part of the land to which the application relates, as listed below

Owner's Name	Address at which notice was served	Date on which notice was served
BRIGHTON + HOVE CITY COUNCIL	BARTHOLOMEW HOUSE BARTHOLOMEW SQUARE BRIGHTON EAST SUSSEX BN1 1JP	08/03/2007

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

OR

~~self~~ given the requisite notice to every person other than who, on the day 21 days before the date of the was a tenant of an agricultural holding on all or part of the land to which the relates, as follows:

Tenant's Name	Address at which notice was served	Date on which notice was served

Signed: [redacted] Date: 6TH MARCH 07

(On behalf of): GOCHERS LAUNDRY LTD

Dunlop Haywards
Suite 303
Tower Point
44 North Road
Brighton BN1 1YR

T 0870 703 9955
F 0870 703 9956
www.dunlophaywards.com
info@dunlophaywards.com

Dunlop Haywards
Building Consultancy

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No A0C/00/0107
DATE RECEIVED 08 MAR 2007

Design & Access Statement for Plot 9 Shoreham Airport

1.0 Introduction

1.01 This statement is to be read in conjunction with drawing numbers 66999 01/01–01/04 & 02/01–02/04, and forms part of the Planning Application submitted to Adur District Council.

1.02 The intention of this design and access statement is to provide further information into the proposal for the change of use and the extension of Plot 9, Cecil Pashley Way, Shoreham Airport.

1.03 Gochers Laundry is a well-established company that have been a local employer at Alma Street site since 1864. Since being awarded various laundry contracts from aviation companies Gochers have downsized the commercial laundry activities to concentrate on the airline market.

1.04 Plot 9 is currently being used by the proprietor, Gochers Laundry, to store the dirty laundry before it is delivered to Gochers Laundry's main site in Alma Street, Lancing.

1.05 Specialising in aviation laundry has meant that the large laundry and machines at Alma Street are no longer required. It is the clients' intention to move the laundry to plot 9 at Shoreham Airport. The equipment at the new laundry will be downsized and many of the machines will be replaced with smaller, more efficient equipment. The new laundry will mostly consist of storage and rooms for staff to wrap and fold cutlery, napkins etc for the airliners.

2.0 Design Proposal

2.01 The proposal is firstly for a change of use of plot 9 from a hanger use to a laundry use.

2.02 In order to accommodate the laundry a 192m2 single storey extension is proposed to the North elevation. See drawing No. 66999 01/02.The materials and contours will follow that of the existing building.

2.03 Within the existing building it is proposed that a mezzanine floor is constructed to create office space, therefore a series of windows are required for light and ventilation purposes. See drawing 66999 01/03 and 01/04.

2.04 The Southeast corner will be replaced with glass curtain walling giving light and ventilation to the entrance lobby and reception. A sketch of the proposed curtain walling and windows is in the appendix.

3.0 Relevant Policies

3.01 Part 10 Business, Industry & warehouses - Shoreham Airport para10.65:
'The District Planning Authority recognises the need for Shoreham Airport to be economically viable and supports further development consistent with environmental protection policies. To this end, it recognises that some businesses require to be located at the Airport and, therefore, wishes to make limited provision for the expansion of existing businesses and location of new businesses'.

3.02 POLICY AE10
With the exception of Development Proposal DP.AE11 all future development, car and lorry parking areas, open storage and service areas shall only be within the area as shown hatched on the Proposals Map, subject to:-
(a) any development not leading to the introduction of noisier aircraft that those presently using the Airport, and
(b) local access and environmental considerations.
Priority will be given to uses which require an airport location because of the nature of the individual business concerned.

3.03 Due to recent events within the aviation industry the laundry's clients are very security conscious. The airport's location and the proposed work to Plot 9 will fulfil their requirements. Policy AE10 a) is not applicable.

3.04 POLICY AE12
Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 and General Development Order 1988, the use of buildings or land under Policies AE10 and AE11 will be restricted by condition to the specific use to which the application relates.

3.05 The application submitted includes a change of use from a hanger use to a laundry use.

3.06 *POLICY AE18*
In respect of the land shown subject to this policy on the Proposals Map, the District Planning Authority will permit business or industrial development as an exception to Policies AC1, AC2 and AC4 if it is demonstrated to the satisfaction of the District Planning Authority that:-
(a) the development is essential to the economic viability of an occupier of the entire site;
(b) the proposal does not conflict with the requirements for safeguarding the runway flight path at Shoreham Airport; ADUR DISTRICT LOCAL PLAN APRIL 1996 113
(c) the development is of a design and construction appropriate to the locality and is unobtrusive in the landscape, and
(d) on-site car parking arrangements and access to the public highway are acceptable under Policy AT12.

3.07 It is no longer viable for Gochers Laundry to stay in its current capacity at Alma Street. The building has not been significantly upgraded since it was built in the Victorian era and the running costs are too high. A full refurbishment would not be economical due to the extent of the works and the need to cease operations whilst refurbishing the building. It is, therefore, the owners wish to move the laundry to Plot 9, which is a relatively modern building that can be upgraded to comply with all the latest regulations creating a safe an efficient work place.

3.08 The proposal does not conflict with the requirements for safeguarding the runway flight path at Shoreham Airport. See location map 66999 01/03.

3.09 The proposed extension to the rear of Plot 9 will be constructed from the same materials and colours as the existing building and those surrounding the property.

3.10 The proposed windows and curtain walling will be a similar design to other units within the airport. Details of the products and the proposed colours to be used will be submitted to the Planning Department for approval prior to their installation.

3.11 Due of the limited car parking at Alma Street, Gochers Laundry run mini buses each day that take staff to and from work, this will continue once the staff are relocated to Shoreham. There are also public busses that run regularly along Cecil Pashley Road. Opposite Plot 9 is a car park with parking for 12 cars, this will be used for the overnight parking of the mini buses and transit vans used for delivery. During the day the car park will be used for staff and visitors cars when required.

3.12 There is good access to the public highways at Shoreham Airport and the creation of a laundry at Plot 9 would not greatly increase traffic to the site therefore being acceptable under Policy AT12.

4.0 ACCESS

4.01 The main entrance will be accessed via a new path from the existing pavement that runs along Cecil Pashley Way. The main entrance door will be automatic and there will be a pedestrian emergency exit to the rear. Two vehicle access points will be provided at the side. All entrances will comply with part M of the Building Regulations.

5.0 CONCLUSION

5.01 Gochers Laundry is an established company that has been employing locally for many years however it is no longer economically viable to continue trade at the Alma Street site. It is the companies wish to move the laundry in its entirety to their new site in Shoreham Airport, which they are currently using for storage, and redevelop the Alma Street site.

5.02 In order to relocate the laundry to Plot 9, Gochers require a change of use from Hanger use to Laundry use, an extension to the rear and windows/curtain walling to provide light and ventilation to the new office area.

5.03 The proposed design will be in keeping with the surrounding buildings and the new windows and curtain walling will add interest to the road frontage and compliment the building. The proposals comply with all the relevant policies.

5.04 In conclusion Gochers Laundry would be an asset to Shoreham Airport's business park. Being based at the airport will provide an opportunity to expand their aviation trade and provide a local service for airliners and continue to employ the local workforce.

Katherine Hartfield BSc (Hons)
Building Surveyor
Dunlop Haywards Ltd

Enc - Sketch design of Plot 9



REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY
ALMA STREET
LANCING

PROJECT
EXTENSION TO HANGAR

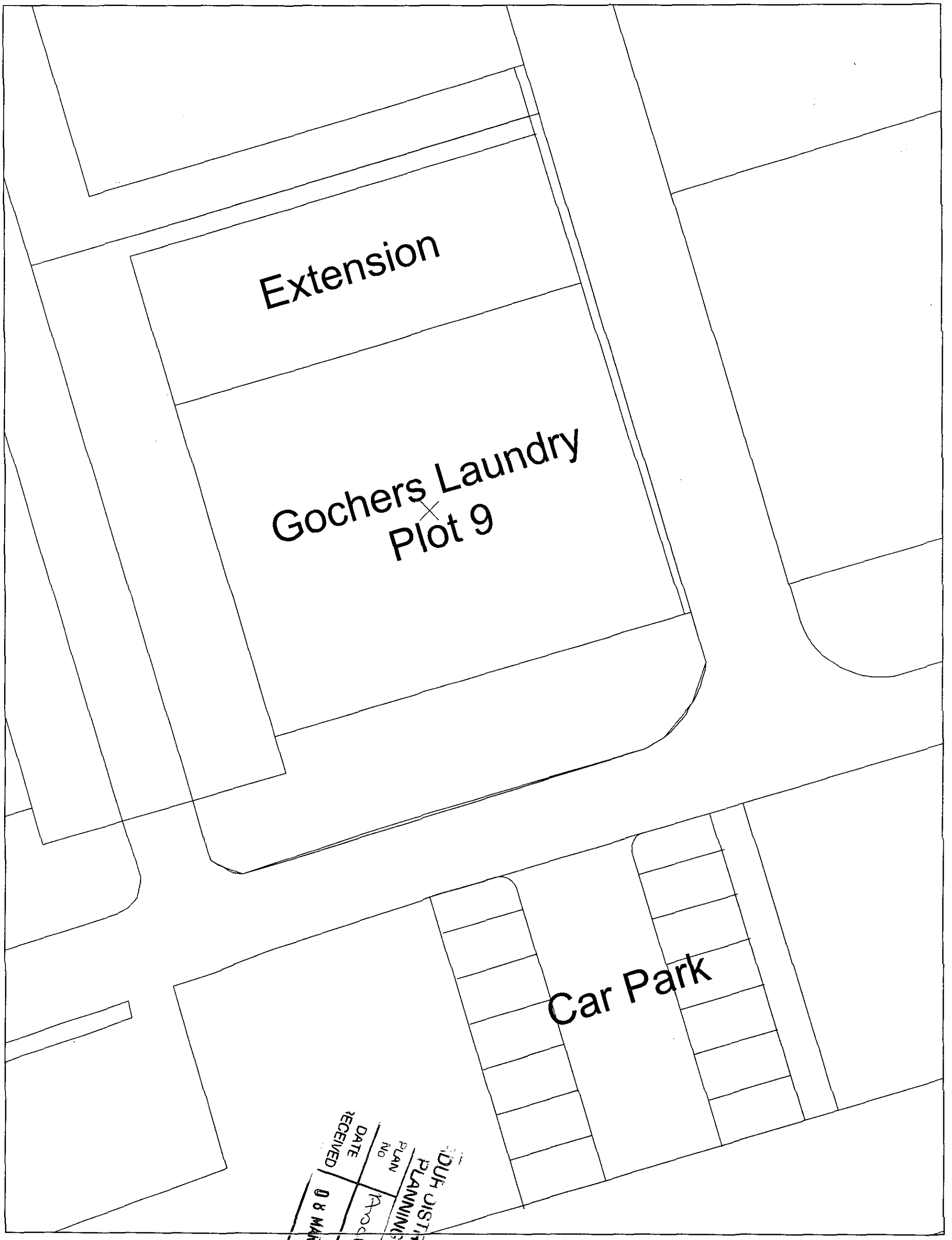
DRAWING TITLE
EXISTING SITE
LOCATION PLAN

SCALE	DRAWN	CHKED	DATE
1:1250@A3	DS		Dec 06

JOB NUMBER	DRAWING NUMBER	REVISION
66999	01-03	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No.
DATE RECEIVED
08 MAR 2007



DATE RECEIVED 0 8 MAR 2007

PLAN NO

MID SUSSEX DISTRICT PLANNING

REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY
ALMA STREET
LANCING

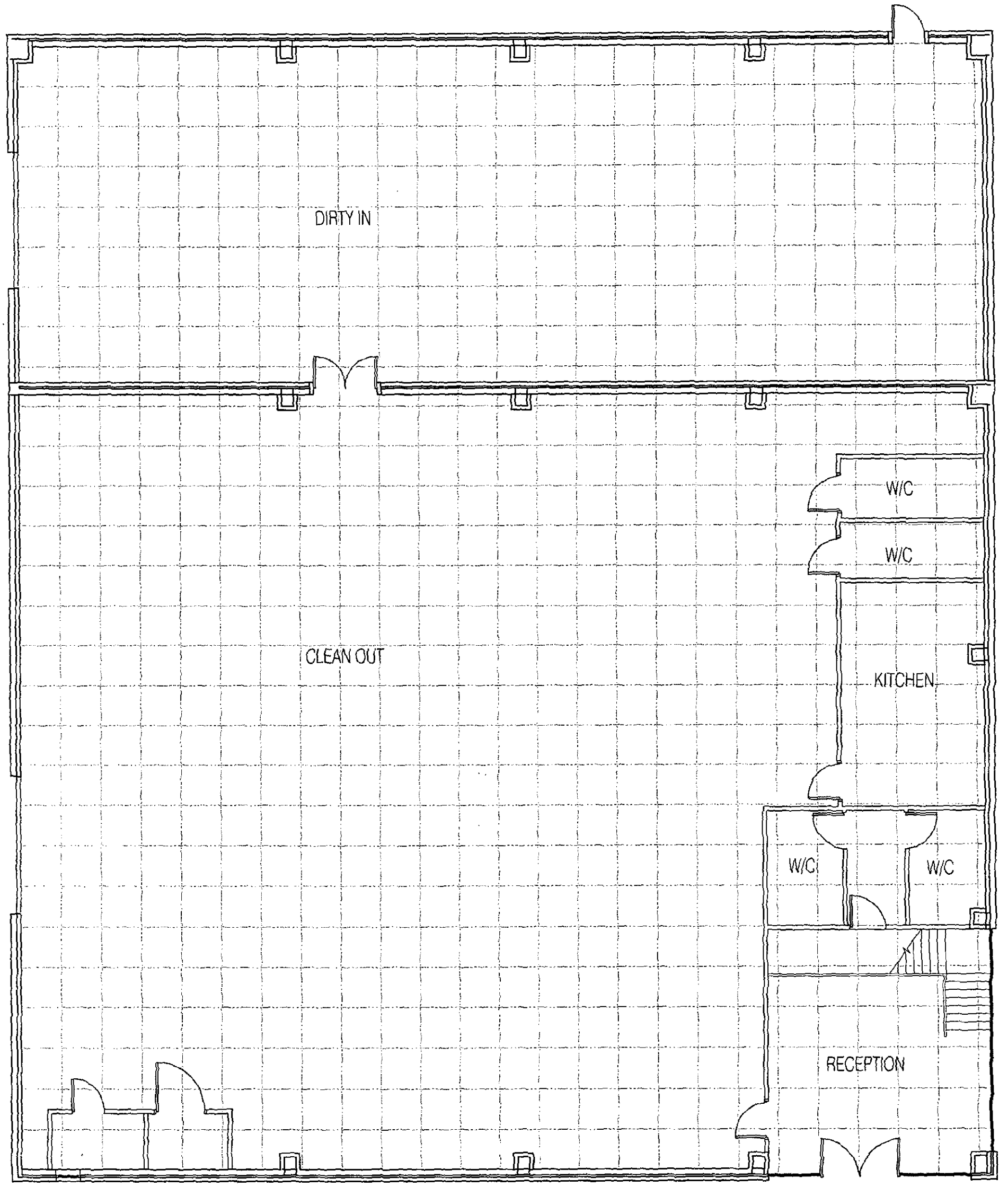
PROJECT
EXTENSION TO HANGAR

DRAWING TITLE
EXISTING SITE
LOCATION PLAN

SCALE	DRAWN	CHKED	DATE
1:200@A3	DS		Dec 06

JOB NUMBER	DRAWING NUMBER	REVISION
66999	01-03	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956



GROUND FLOOR

MAIN ENTRANCE

DATE RECEIVED 08 MAR 2007

PLAN NO. Approved 07

DUNSTABLE DISTRICT COUNCIL PLANNING DIVISION

REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY

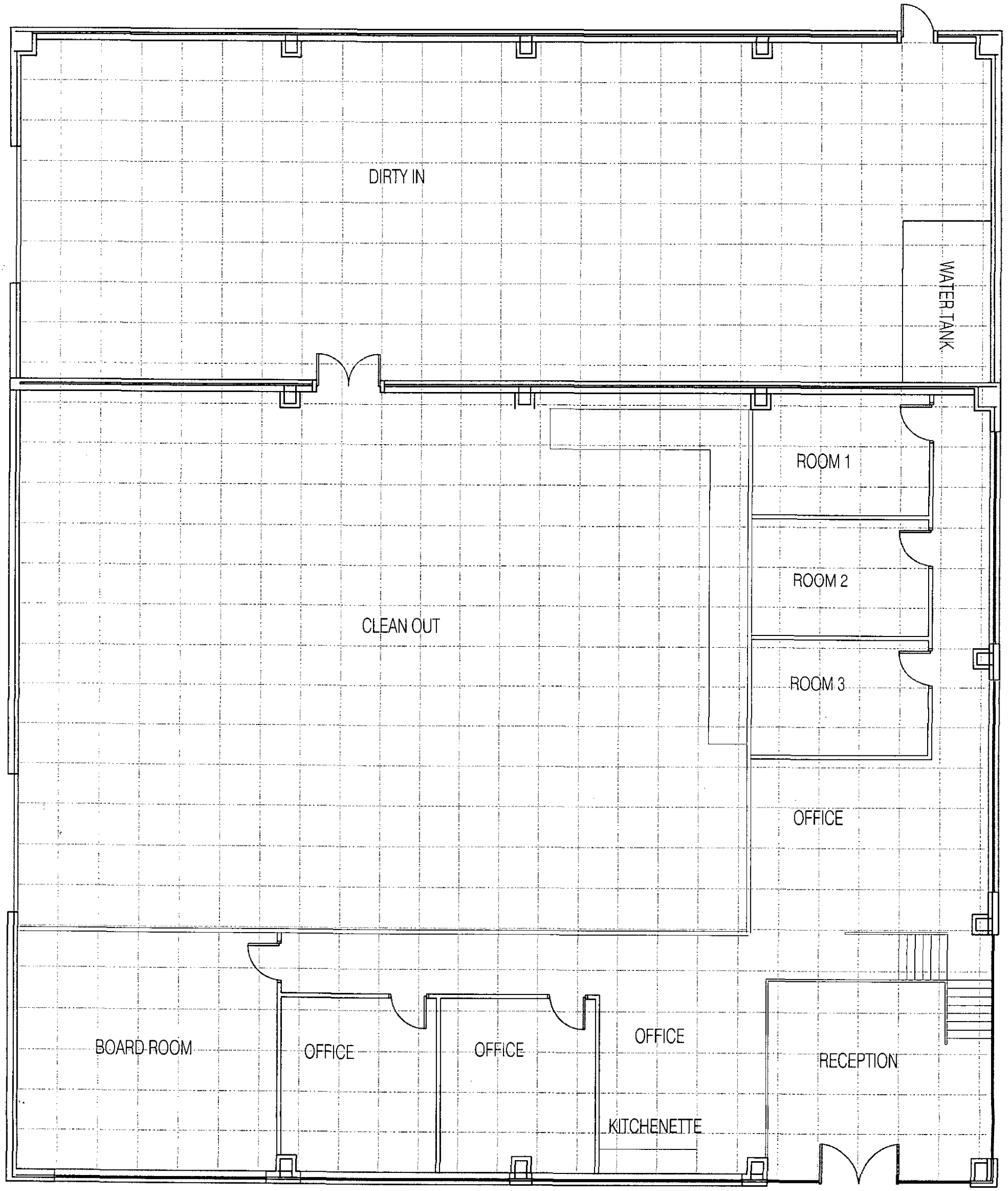
PROJECT
SITE SETUP

DRAWING TITLE
GROUND FLOOR
PROPOSED

SCALE	DRAWN	CHKD	DATE
1:100	KH		NOVEMBER 06

JOB NUMBER	DRAWING NUMBER	REVISION
66999	01-01	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956



FIRST FLOOR

DUR DISTRICT C
PLANNING DIVISION
Processed
DATE RECEIVED
8 MAR 2007
PLAN No.

REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY

PROJECT

DRAWING TITLE
FIRST FLOOR
PROPOSED

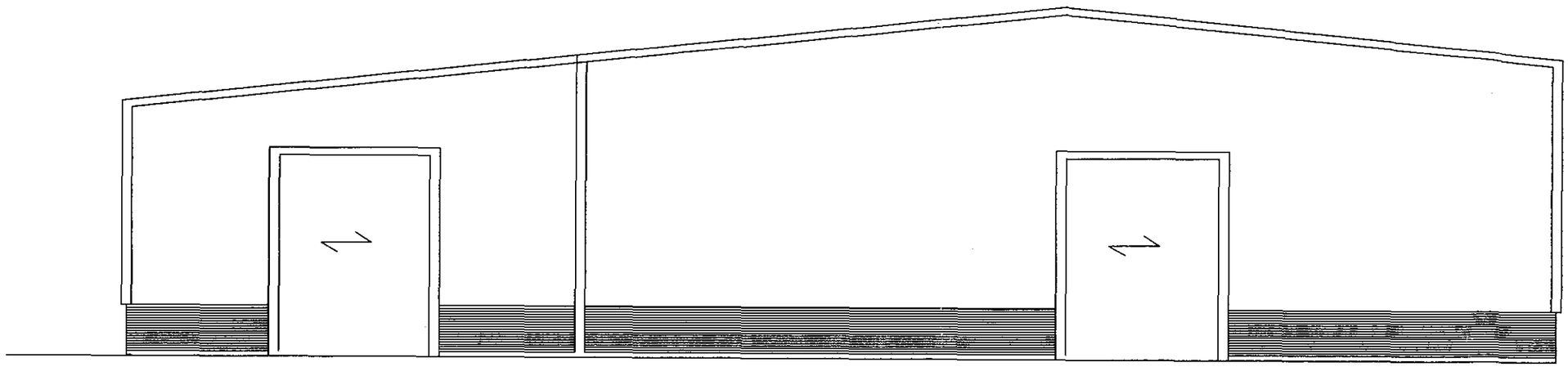
SCALE	DRAWN	CHKED	DATE
1:100	KH		NOVEMBER 06

JOB NUMBER

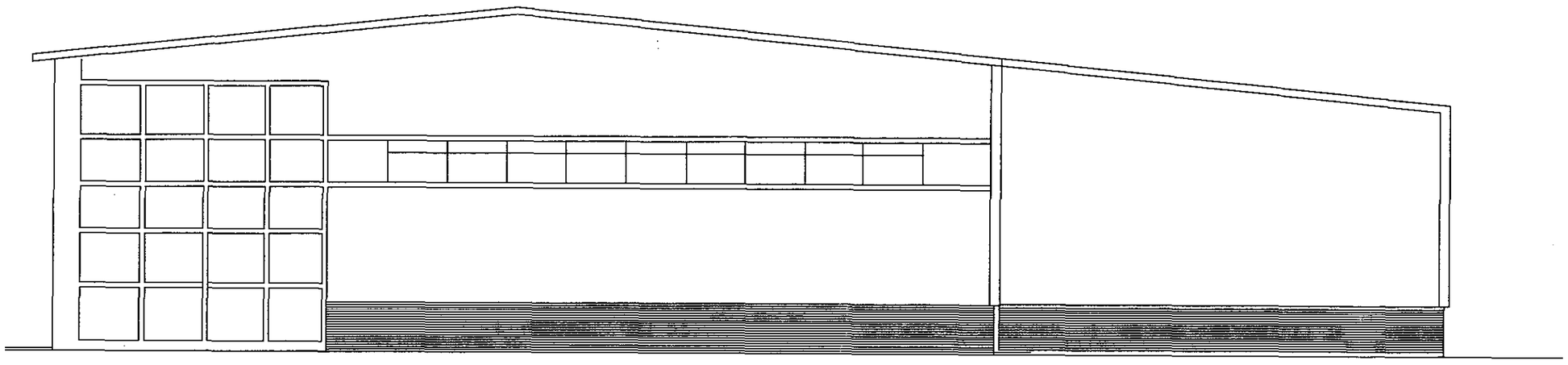
DRAWING NUMBER
01-02

REVISION

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956



SIDE ELEVATION



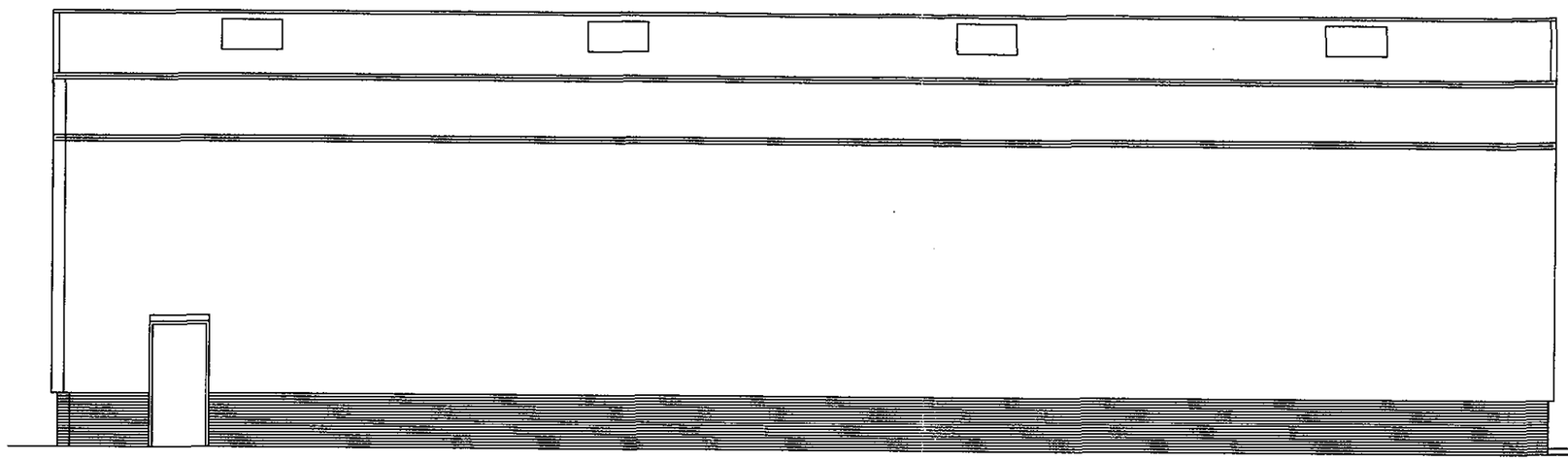
SIDE ELEVATION

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956

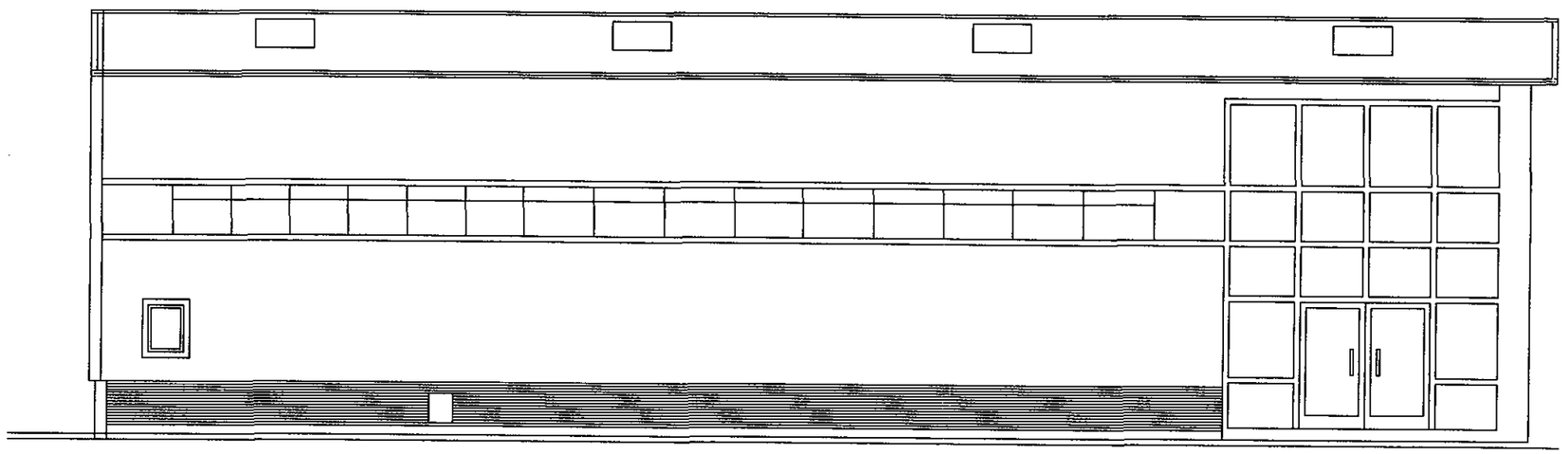
ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Accepted
DATE RECEIVED 8 MAR 2007

DRAWING TITLE	SIDE ELEVATIONS PROPOSED
SCALE	1:100
JOB NUMBER	
DRAWN	KH
CHKED	
DATE	NOVEMBER 06
DRAWING NUMBER	01-03
REVISION	
CLIENT	GOCHERS LAUNDRY
PROJECT	

REV	DATE	DETAILS	INITIAL



REAR ELEVATION

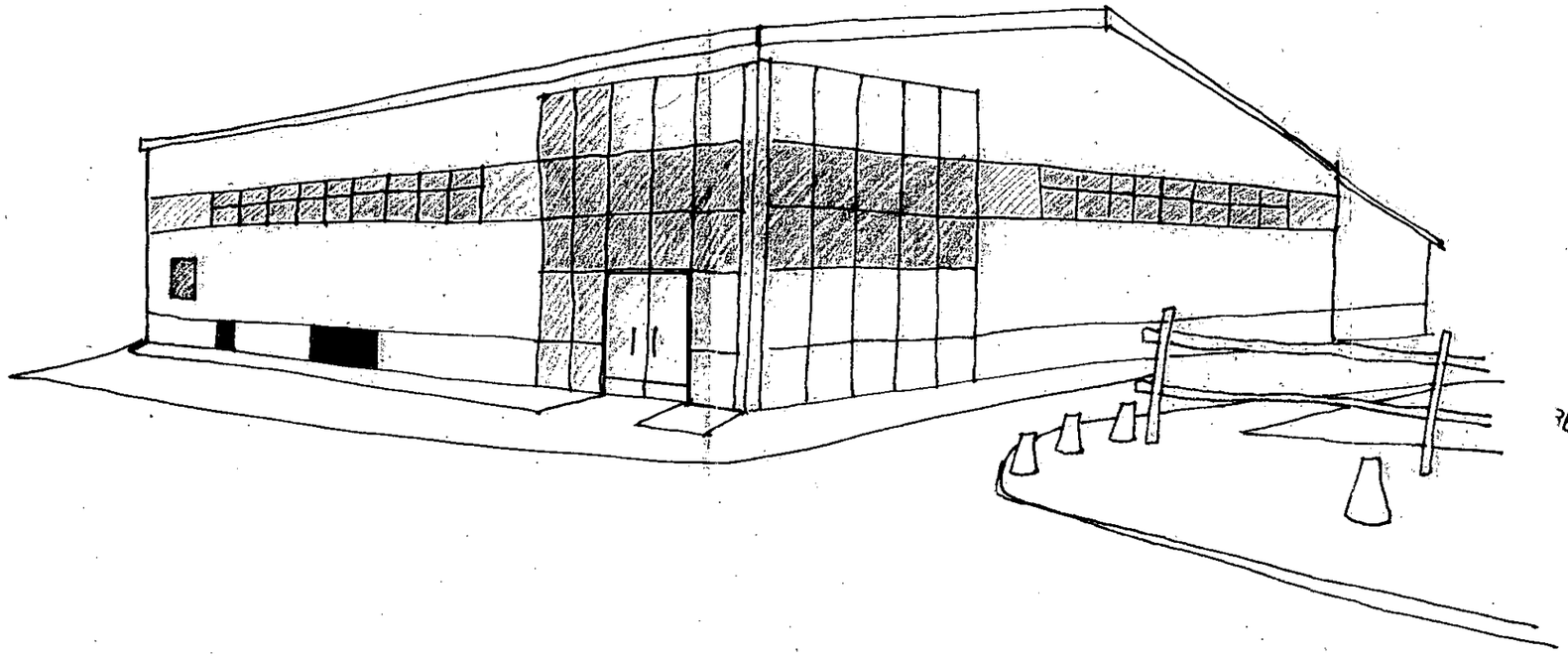


FRONT ELEVATION

DUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Ax10 0407
DATE RECEIVED 08 MAR 2007

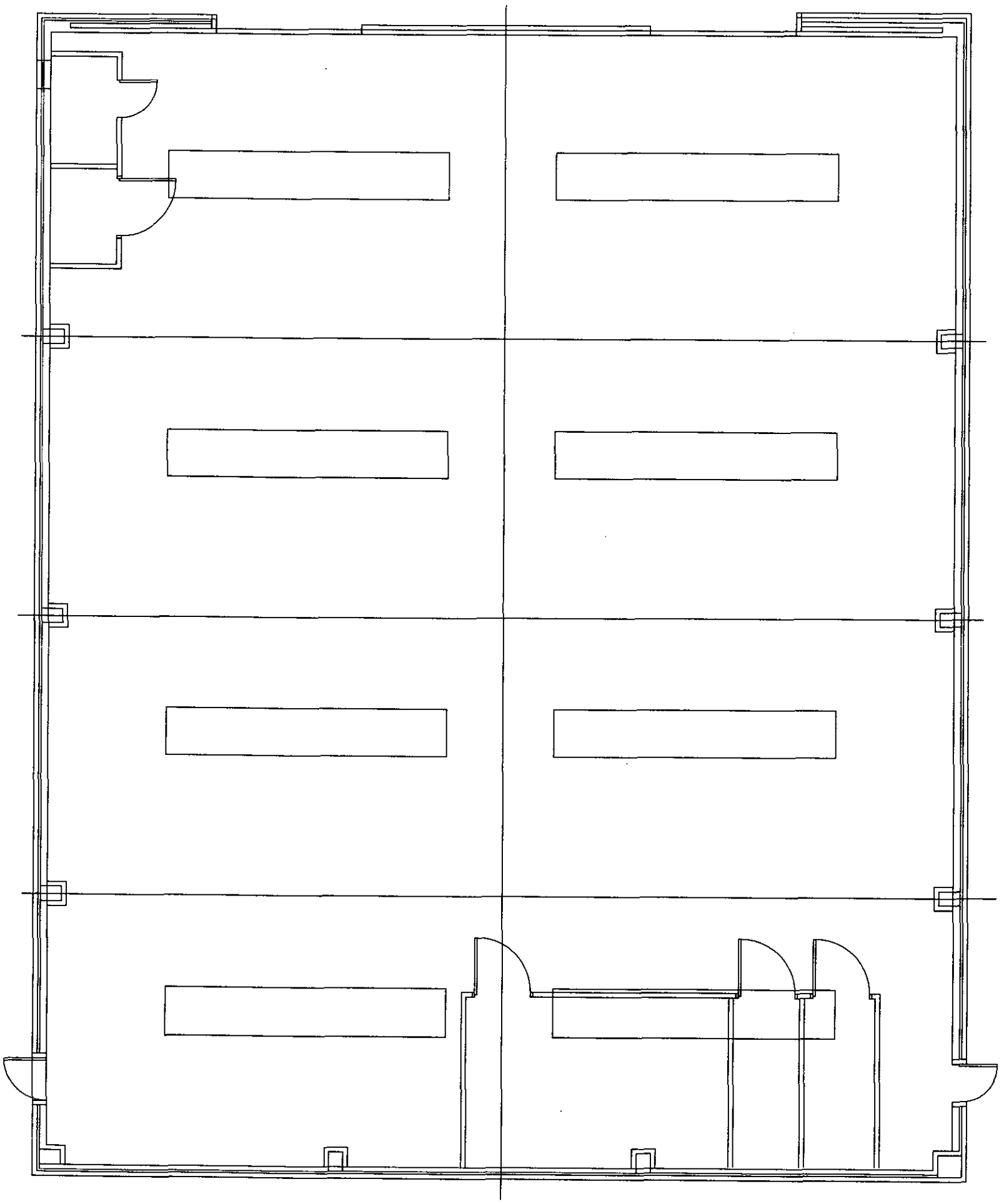
Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956

DRAWING TITLE	FRONT & REAR ELEVATIONS PROPOSED
DATE	NOVEMBER 06
CHKED	
DRAWN	KH
REVISION	
DRAWING NUMBER	01-04
SCALE	1:100
JOB NUMBER	
CLIENT	GOCHERS LAUNDRY
PROJECT	
INITIAL	
DETAILS	
DATE	
REV	



ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Architecture
DATE RECEIVED 08 MAR 2007

GOCHERS LAUNDRY, SHOREHAM-BY-SEA



REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY

PROJECT
SITE SETUP

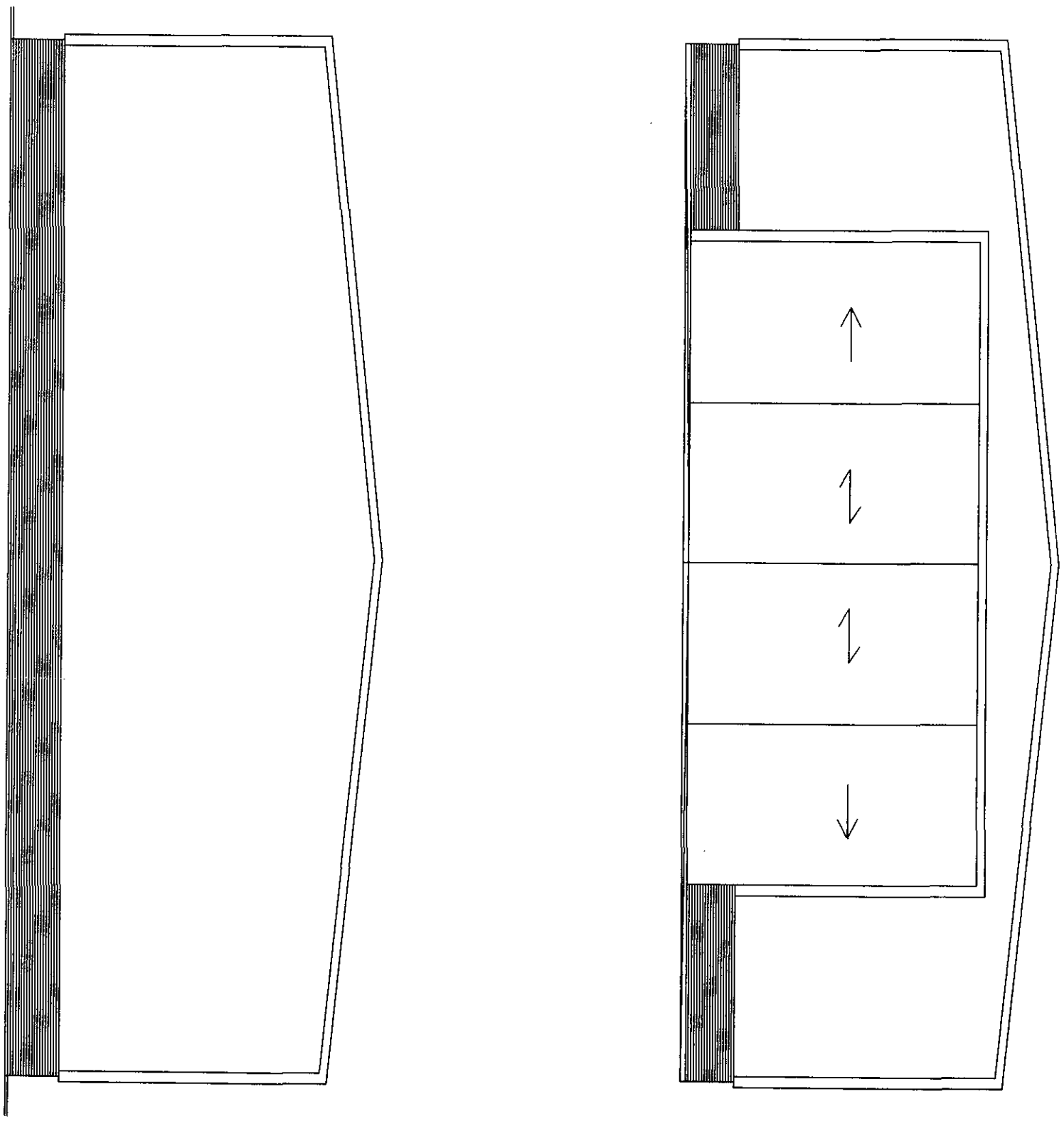
DRAWING TITLE
GROUND FLOOR
EXISTING

SCALE	DRAWN	CHKED	DATE
1:100	KE		NOVEMBER 06

JOB NUMBER	DRAWING NUMBER	REVISION
66999	02-01	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956

DATE RECEIVED
08 MAR 2007
PLAN No.
ADUR DISTRICT COUNCIL
PLANNING DIVISION



REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY

PROJECT

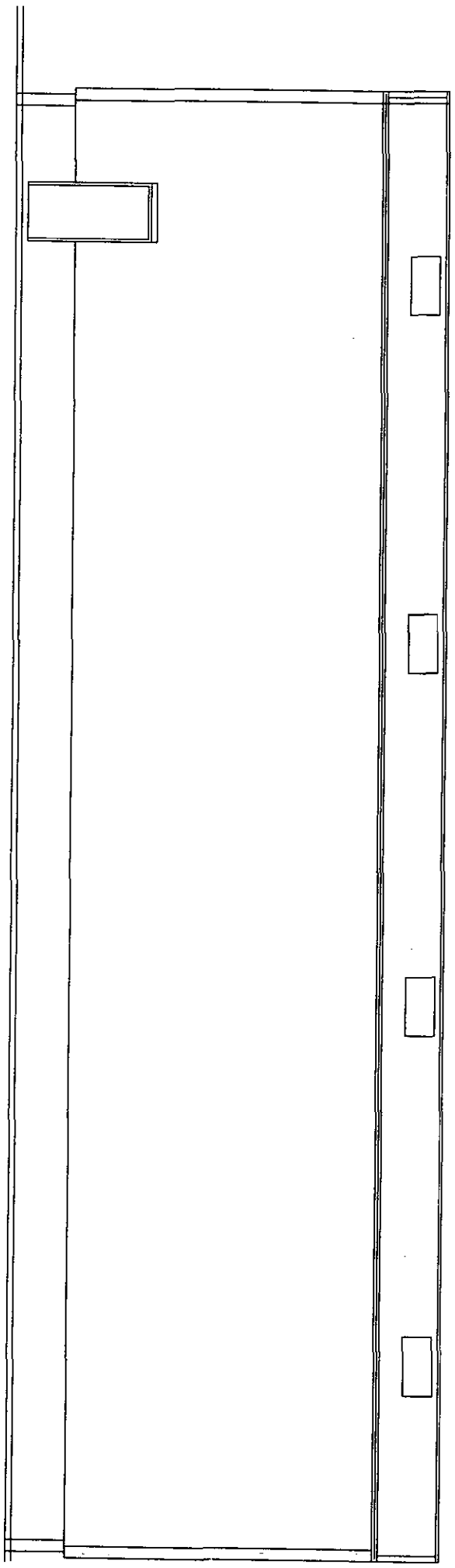
DRAWING TITLE
SIDE ELEVATIONS
EXISTING

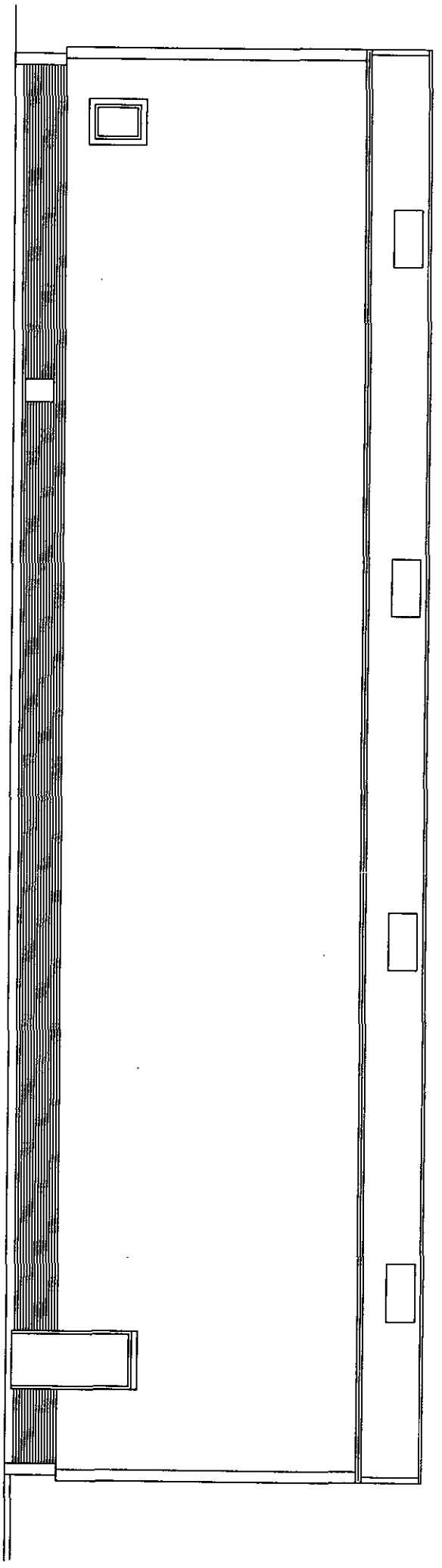
SCALE	DRAWN	CHKED	DATE
1:100	KH		NOVEMBER 06

JOB NUMBER	DRAWING NUMBER	REVISION
	02-03	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
T: 0870 7039955
F: 0870 7039956

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN NO. Ax1adu07
DATE RECEIVED 08 MAR 2007





REV	DATE	DETAILS	INITIAL

CLIENT
GOCHERS LAUNDRY

PROJECT

DRAWING TITLE
FRONT & REAR ELEVATIONS
EXISTING

SCALE	DRAWN	CHKED	DATE
1:100	KH		NOVEMBER 06

JOB NUMBER	DRAWING NUMBER	REVISION
	02-04	

Dunlop Haywards
Suite 303, Tower Point,
44, North Road,
Brighton, BN1 1YR.
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F: 0870 7039956

DATE RECEIVED 08 MAR 2007
PLAN No. Accepted
YOUR DISTRICT COUNCIL
PLANNING
EXISTING