Adur District Council

Planning, Regeneration and Wellbeing

Mrs Carol Grant
Planright Uk Ltd
464B Groby Road
Leicester
Leicestershire
LE3 9QD

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0601/13

Details of Development
CHANGE OF USE FROM WASTE METAL RECYCLING (SUI GENERIS) TO GENERAL INDUSTRIAL (CLASS B2)(RETROSPECTIVE)

Location of Development
UNIT 1 MARLBOROUGH BUSINESS CENTRE 24 MARLBOROUGH ROAD LANCING BUSINESS PARK LANCING

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 22nd May 2013.

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
16/07/2013

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 development supports local economic growth and can take place without harm to highway safety and without unacceptable detriment to the amenities of neighbouring properties. It consequently does not conflict with the saved policies of the Adur District Local Plan (AG1, AE2) or the NPPF.

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Location Plan and Block Plan Date valid: 22 May 2013
    Ground Floor Plan (Existing and Proposed) Date valid: 22 May 2013
    First-Floor Plan (Existing and Proposed) Date valid: 22 May 2013
    Drawing No: H3323/111 REV B Car Parking Plan Date received: 25.06.2013
    Drawing No: ART01-04 Vehicle Swept Path Analysis Date received: 25.06.2013

    Reason: *For the avoidance of doubt and in the interests of proper planning.*

02. The use hereby permitted shall only be carried on in accordance with the provisions for parking and turning of vehicles shown on the approved plans and such provision shall be permanently retained for its designated purpose.

    Reason: *To provide adequate on-site parking and turning space for the development.*

03. The use herebuy permitted shall only be carried on in accordance with the provisions for loading and unloading of vehicles within the site as shown on the approved plans.

    Reason: *To provide adequate loading and unloading provision for the development clear of the public highway.*

04. Within one month of the date of this decision provision shall be made for secure, covered cycle parking in the position shown on the approved plan and such provision as made shall thereafter be retained.

    Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

05. Within one month of the date of this decision a Travel Plan Statement shall be submitted for approval to the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the

Highway Authority. The measures set out in the approved Travel Plan Statement shall be implemented in full.

Reason: *To encourage and promote sustainable transport.*

06. No working, trade or business whatsoever (including arrival, reception or despatch of deliveries) shall take place on the premises except between the hours of:-

7.00 am and 6.00 pm on Mondays to Fridays inclusive
7.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved policies AG1 and AE2 of the Adur District Local Plan.*

07. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the building.

Reason: *In the interests of amenity and highway safety having regard to saved policies AG1 and AE2 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.