Adur District Council

Planning, Regeneration and Wellbeing

Mr Rob Huntley
RHPC
2 Feilding Gardens
Crowthorne
Bracknell Forest
Berks
RG45 7QW
RG

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/0670/14

Details of Development
**CHANGE OF USE FROM GENERAL INDUSTRIAL USE (CLASS B2) TO A FLEXIBLE B1 OR B2 OR B8 USE**

Location of Development
**30 - 40 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 19th May 2014.

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
06/08/2014

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

**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 purposes falling within Classes B1 or B2 or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

**Reason**: *In the interest of safeguarding the premises for business and industrial use having regard to saved policy AE2 of the Adur District Local Plan and the relevant policies of the National Planning Policy Framework.*

03. The access facilities, parking spaces (including for cycle and motorcycle parking) and turning areas already provided on site shall be retained and not used for any purpose other than access, parking and turning of vehicles incidental to the use of the premises concerned.

**Reason**: *To ensure adequate provision for parking clear of the highway and in the interests of highway safety.*

04. No external working shall take place anywhere on the premises to which this permission relates and all working (except for loading and unloading) shall be confined to the buildings.

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

05. Nothwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), no plant or machinery shall be installed externally.

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

06. The development hereby permitted shall be carried out in accordance with the following approved plans received 19 May 2014:-

Drawing No SH/DR 30 101 (Site Plan); SH/DR 30 102 (Location Plan)

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

Cont…/

**Informatives / Notes to Applicant**

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.