Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/07/1011/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Nathaniel Lichfield And Partners
14 Regents Wharf
All Saints Street
London N1 9RL

PROPOSAL: Installation of new shop front, anti ram bollards and minor alterations, including removal of canopy. Alterations to car parking arrangements to allow forecourt deliveries and associated landscaping and boundary treatments.

LOCATION : 104 Goring Way Worthing

DATE REGISTERED 24th September 2007

APPLICANT : Tesco Stores Limited

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 7731-112, 7731-111, 7731-110, 7731-103 Rev.A, GORGPG10, 7731-101 Rev.B, 7731-100 Rev.D, 7731-102 Rev.C, 7731-105 Rev.C, 7731-LR-LOC and 7431-104, which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 13th November 2007

Assistant Director (Planning Services)

Note: Your attention is drawn to the notes and information overleaf.

2. The retail store shall not be open for any trade to the public unless and until the parking provision (including car and cycle parking) shown on the approved plans has been provided. The parking and manoeuvring areas so provided shall thereafter be retained and only used for this purpose unless otherwise agreed by the Local Planning Authority in an application on that behalf.

   Reason: To ensure that adequate parking and manoeuvring facilities are provided and retained to serve the retail development and to encourage sustainable means of transport to and from the site.

3. No development shall be carried out on the site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, to accommodate all temporary contractor's buildings, plant and stacks of materials associated with the development. Such provision as may be agreed shall be retained for these purposes throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

4. No construction work shall be carried out on the site unless and until there is available within the site, provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building operations on the site. Details of such provision shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development. The facilities as may be agreed shall be provided and retained throughout the entire period of construction work on the site.

   Reason: In the interests of highway safety and visual amenity.

5. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

6. The proposed brickwork infill shall match the brickwork on the existing building and shall be constructed using Ibstock "Himley Dark Brown Rustic 0355" bricks.

   Reason: In the interests of visual amenity.

7. Details of any external lighting shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of trading. Thereafter, any external lighting shall be carried out fully in accordance with the agreed details.

   Reason: To safeguard the amenities of neighbouring properties and the visual amenities of the area.

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8. Prior to the commencement of trading, a Stage 1 Safety Audit relating to the proposed delivery route(s) shall be submitted to and agreed in writing by the Local Planning Authority. Thereafter, the delivery route(s) shall not be carried out other than in full accordance with any such approved recommendations made in the Safety Audit.

   Reason: In the interests of reducing road congestion and to ensure the safe and efficient use of the highway.

Informatives

1. The Development Control Committee was mindful of the concerns raised by local residents. However, only the specific external changes requiring planning permission could be considered since the proposal does not represent a change of use under the above Act. The Committee considered that the proposed external changes would not have any significant adverse impact upon the character and appearance of the area or residential amenity, subject to the conditions imposed. However, concern was raised regarding the highway safety implications of the proposed forecourt deliveries and therefore Condition 8 has been imposed requiring a safety audit to be assessed and agreed by the Highway Authority prior to the commencement of trading.

2. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

   Saved Worthing Local Plan 2003

   BE1 - Design Quality
   H18 - Amenity of Residents
   TR9 - Parking requirements for development

   Saved West Sussex Structure Plan 2001 – 2016

   CH1 - Character
   DEV1 - High quality development
   DEV4 - Travel needs and choices
   DEV5 - Parking provision

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.