Adur District Council

Planning, Regeneration and Wellbeing

Mr Oliver Wright
Plainview Planning Ltd
5 Strand Court
Bath Road
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Gloucestershire
GL53 7LW

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/1530/12

Details of Development
CHANGE OF USE OF UNIT 10 CHALEX WORKS FROM B1/B8 TO D2 (PERSONAL TRAINING STUDIO)

Location of Development
UNIT 10 CHALEX INDUSTRIAL ESTATE MANOR HALL ROAD SOUTHWICK BRIGHTON WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they REFUSE to permit the above development, in accordance with the application and relevant correspondence registered on 15th January 2013.

The reasons for the Council's decision to refuse to permit the above works are specified hereunder.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
Date: 12/03/2013

PTO

SCHEDULE

Reasons for Refusal

01. The proposal, without sufficient marketing evidence to the contrary, would result in the loss of a sound and viable business premises on a protected industrial estate, and would have a materially harmful effect upon the availability and desirability of the occupation of industrial and business premises in conflict with prevailing development plan policies for the protection of employment opportunities (Saved Local Plan Policies AE2 and AE4, South East Plan policies RE3 and SCT3) and the National Planning Policy Framework paragraphs 18-21 and 160-161.

02. The proposal, by reason of the substandard access, inadequate provision of parking within the estate and the inadequacy of surrounding residential streets to accommodate the parking demand generated by a D2 gym use, would have a materially harmful effect on the highway operations and activities of existing and future businesses and those of nearby residents in conflict with development plan policies for the improvement of access and safety and reduction of congestion (South East Plan policy T4) and National Planning Policy Framework paragraphs 35, 36, 39.