County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118

west sussex county council

Application No: WSCC/083/14/SU
COUNTY MATTER

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

To All Sussex Rubbish Clearance
c/o Martin Szczerbicki Associates
128 Hollingbury Road
Brighton
East Sussex
BN1 7JD

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

Regularisation of a change of use from B8 storage to waste collection, transfer and recycling with restrictions [sui generis] at Land to rear of Unit 2, Block 1, Chalex Indsutrial Estate, Manor Hall Road, Southwick, West Sussex, BN42 4NH

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 4 December 2014(and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

Approved Documents

1. The development shall not take place other than in accordance with the following plans and drawings:
   - Site Boundary Plan (1:1,000 OS map date-stamped 4 Dec 2014);
   - Site Layout Plan (Martin Szczerbicki Associated Ltd. drwg. No. 14.10.01/4 dated 11/2014);
   - Site Access Plan (Drwg. No. 14.10.01/3);

   Along with supporting information including the Design and Access Statement (Martin Szczerbicki Associates Limited dated 01.12.2014), as varied by the conditions hereafter.

   Reason: To secure a satisfactory development.

Date 09/12/15 Signed
Strategic Planning Manager .....

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

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Surface Water Drainage Scheme

2. Within three months of the date of this permission a surface water drainage scheme, including the impermeable sealing of the parts of the site used for the storage of waste, and the provision and implementation of a surface water drainage system, shall be submitted to the County Planning Authority for approval.

Once approved, the surface water drainage details shall be implemented in full as approved throughout the operation of the development hereby permitted.

Reason: To accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that impacts through flooding and pollution are not caused.

Details of Containment

3. Within three months of the date of this permission a scheme for the containment of waste (in bunkers, containers and similar) shall be submitted in writing to the County Planning Authority. Once approved, the details shall be implemented in full as approved within 1 month, and maintained throughout the operation of the development.

Reason: To contain the materials within the site, minimising the potential impacts on residential amenity and the environment.

Hours of Operation

4. No operations associated with the development hereby permitted, including deliveries of waste, shall take place outside the hours of:

- 08:00 and 18:00 Monday to Friday; and
- 08:00 and 13:00 on Saturdays.

No operations shall take place on Sundays, Bank or Public Holidays.

Reason: in the interests of the protection of residential amenity.

Waste Types

5. No putrescible/odourous waste shall be imported to the site. Where such waste is found in loads brought to the site it shall be stored in an enclosed container on the site for not more than 24 hours before being transported from the site.

Reason: To ensure that residential amenity and the environment is protected.

Site Throughput

6. No more than 1,000 tonnes of waste shall be managed at the site in any year.

Reason: To protect the environment and amenity.

Date 04/03/15 Signed
Strategic Planning Manager .....

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Lighting

7. No external lighting shall be installed on the site without the prior written approval of the County Planning Authority.

Reason: in the interests of protecting the residential amenity of neighbouring occupiers.

INFORMATIVES

A. The operator is asked to note the Environment Agency's comment that they should ensure the site's operations are in accordance with the existing Waste Exemption and Registration Certificates.

B. The applicant is asked to note WSCC Fire Safety Officer's comments that the operator should carry out a fire risk assessment, service their fire extinguishers, and not overload the site with excessive amounts of combustible material.

C. The applicant's attention is drawn to Network Rail's comments dated 12 January 2015.

D. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at http://www.westsussex.gov.uk/ePlanning

Date 04/03/15 Signed
Strategic Planning Manager .....

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT.

TOWN AND COUNTRY PLANNING ACT 1990

1 Appeals to the Secretary of State

(a) If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

(b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

(c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(d) The Secretary of State need not consider an appeal if it seems that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

(e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

(a) If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

(b) In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.