Adur District Council

Planning, Regeneration and Wellbeing

PLANNING REFUSAL

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

APPLICATION NUMBER: AWDM/0198/14

Mr B A Hughes
162 Ladysmith Road
Brighton
East Sussex
BN2 4EF

Details of Development
PART CHANGE OF USE FROM USE CLASS B8 (STORAGE AND DISTRIBUTION) TO USE CLASS A1 (RETAIL) FOR SALE OF SECOND-HAND GOODS (RETROSPECTIVE)

Location of Development
CHARTWELL HOUSE 40 CHARTWELL ROAD LANCING BUSINESS PARK LANCING 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 28th February 2014.

The reasons for the Council's decision to refuse to permit the development are stated on the schedule overleaf.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
28/04/2014

PTO

ADUR DISTRICT COUNCIL
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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 (mixed B2 and B8) on a promoted 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 Adur Local Plan Policies AE2 and AE4) and the National Planning Policy Framework paragraphs 18-21 and 160-161.

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

02. This refusal is determined on the basis of the following drawings:-

    Drawing titled OS Mastermap date valid 28-02-2014
    Drawing No. 01 titled Chartwell House, Chartwell Road, Lancing Business Park, Lancing, Change of Use from B8 to A1 date valid 28-02-2014
    Drawing No. 02 titled Chartwell House - 'Freddy Smile' 1:200 Block Plan date valid 28-02-2014