Adur District Council

Planning, Regeneration and Wellbeing

Mr Fred Woodrow
Chase And Partners LLP
Highlight House
57 Margaret Street
London
W1W 8SJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0043/14

Details of Development
CHANGE OF USE FROM CLASS B1(C) TO CLASS B8 STORAGE AND DISTRIBUTION WITH ANCILLARY TRADE COUNTER. ENLARGED ROLLER SHUTTER DOOR AND OTHER ALTERATIONS TO WEST ELEVATION (RETROSPECTIVE)

Location of Development
UNIT 4 MALTHOUSE TRADING ESTATE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX

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 17th January 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
27/02/2014

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

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help support local economic growth and facilitate employment provision without detraction from highway safety or detriment to the amenities of nearby residential occupiers. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AE2, AE4) or the policies of the National Planning Policy Framework

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. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed on the site except within the buildings or within enclosed storage areas approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity and highway safety having regard to saved policies AG1 of the Adur District Local Plan.*

03. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the building.

    Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with saved policy AG1 of the Adur District Local Plan*

04. The premises shall only be used for purposes within Class B8 (Warehousing, Storage and Distribution) 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 or re-enacting that Order with or without modification).

    Reason: *In the interests of amenity and to retain control over the use of the premises having regard to saved policy AE2 of the Adur District Local Plan.*

05. No sales shall take place from the premises other than from the ancillary trade counter shown on the submitted Layout Plan. The extent of the trade counter shown on the submitted Layout Plan shall not be enlarged or otherwise altered unless in accordance with details which have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of safeguarding protected employment land having regard to saved policy AE2 of the Adur District Local Plan.*

Cont…/

06. The development hereby permitted shall be carried out in accordance with the following approved plans received 17 January 2014:-

Site Location Plan
Drawing No. DE45 Rev A (Floor Plan)
Drawing No. DE45 Rev A (Elevations)

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

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.