Adur & Worthing councils

Development Management

Mr Darren Darling
30 Fairfield Close
Shoreham
West Sussex
BN43 6BH

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1856/15

Details of Development
CHANGE OF USE FROM USE CLASS B1 (BUSINESS) TO MIXED USE AS CAR REPAIR WORKSHOP (USE CLASS B2 GENERAL INDUSTRIAL) AND MOT STATION (USE CLASS SUI GENERIS)

Location of Development
UNIT 6 LADY BEE INDUSTRIAL PARK ALBION STREET SOUTHWICK BRIGHTON 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 4th February 2016.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
05/04/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The use hereby permitted shall be discontinued permanently and the land and premises restored to their former condition or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 04-04-2019.

Reason: *In order not to prejudice consideration of future proposals for the area and/or to enable the Local Planning Authority to review the special circumstances under which this permission is granted.*

02. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawings titled: Marsh Labels Ltd, Unit 6, Lady Bee Industrial Estate, Southwick, Brighton BN42 4EP - date valid 04-02-2016
Drawing No. 2381/02 titled: Proposed Plan - date valid 04-02-2016

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

03. The use hereby approved shall not commence until the customer parking and delivery spaces have been provided in accordance with the approved drawings. These spaces shall thereafter be retained and made available for use at all times solely for their designated purpose. No customer parking or deliveries shall occur other than within the area so provided. No staff shall park within the land edged in red.

Reason: *To provide car-parking space for customer use to prevent overspill parking and congestion in accordance with the relevant policies of the National Planning Policy Framework.*

04. The use hereby approved shall not commence until provision for the storage of 2 cycles has been provided on the land edged in red. The storage so provided shall thereafter be retained at all times for its designated purpose.

Reason: *To provide alternative travel options to the use of the car in accordance with relevant sustainable transport policies in the National Planning Policy Framework.*

05. The use hereby approved shall not commence until facilities for storage of trade waste have been provided on the land edged in red. The storage so provided shall thereafter be retained at all times for its designated purpose.

Reason: *To provide sufficient waste storage on site in accordance with relevant sustainable waste policies in the National Planning Policy Framework.*

06. No working, trade or business whatsoever (including arrival, reception or dispatch of deliveries or MOT testing) shall take place on the premises except between the hours of:-

8.00 am and 6.00 pm of the same day, Mondays to Fridays
8.00 am and 1.00 pm on Saturday

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity having regard to saved policies AG1 or AE2 of the Adur District Local Plan.*

07. No raw materials, finished or unfinished products or parts, crates, packing materials, nor any other items shall be stacked, stored or displayed in the open on any part of the site.

Reason: *In the interests of amenity and to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

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

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

09. No paint spraying of vehicles shall be carried out unless suitable emission control equipment has been installed to a specification which has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

10. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected.

Reason: *In the interests of amenity and the environment and to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no external plant or machinery shall be installed, erected or replaced on the application site.

Reason: *In the interests of amenity and the environment and to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

12. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within mixed use car repair workshop with MOT station (B2/Sui Generis) as defined in The Town and Country Planning (General Permitted Development) (England) Order 2015 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interests of amenity having regard to comply with saved policies AG1 and AE2 of the Adur District Local Plan.*

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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

Ref: AWDM/1856/15

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. 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

Appeals to the Secretary of State

1. 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.

2. 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 from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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

4. The Secretary of State need not consider an appeal if it seems to him 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.

5. 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 him.

Purchase Notices

6. 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.

7. 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 his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

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

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.