Adur District Council

Development Management

Mr Geoffrey Lawrance
32 Parkside
Shoreham By Sea
West Sussex
BN43 6HA

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0147/15

Details of Development
NEW HARDSTANDING FOR ADDITIONAL CAR PARKING TOGETHER WITH TURNING CIRCLE. INSTALLATION OF NEW WINDOWS IN SOUTH ELEVATION AT FIRST FLOOR. INSTALLATION OF 5NO. AIR CONDITIONING UNITS TO WEST ELEVATION AND 1NO. AIR CONDITIONING UNIT ON THE NORTH ELEVATION. RETROSPECTIVE CHANGE OF USE TO DESIGN, TEST AND MANUFACTURE OF LIGHTWEIGHT DIESEL ENGINES FOR MARINE, LAND AND AIR PURPOSES (USE CLASS B2).

Location of Development
30A CECIL PASHLEY WAY SHOREHAM (BRIGHTON CITY) AIRPORT LANCING WEST SUSSEX BN43 5FF

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 6th May 2015.

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
15/09/2015

Adur District Council
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SCHEDULE

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. The premises shall be used only for design, testing and manufacture of lightweight diesel engines for marine, land and air purposes (Use Class B2) and for no other purpose within Class B2 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 and re-enacting that Order with or without modification).

Reason: *In the interests of supporting airport related businesses having regard to saved policy AE10 Adur District Local Plan.*

03. This permission for the use of the premises shall inure for the benefit of Cox Powertrain Ltd only in both its implementation and the use of the premises thereafter and shall not inure for the benefit of the land.

Reason: *In the interests of supporting airport related businesses having regard to saved policy AE10 of the Adur District Local Plan.*

04. All manufacture and testing and any associated repair or maintenance of engines shall, as far as practicable, be carried out within the enclosed building at 30A Cecil Pashley Way.

Reason: *In the interests of protecting amenity having regard to saved policy AG1 of the Adur District Local Plan.*

05. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety having regard to the National Planning Policy Framework.*

PTO

06. Precise details of the cycle parking shown on the approved plans shall be submitted to and agreed in writing with the Local Planning Authority before works commence and shall be provided prior to commencement of use of approved parking area and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

07. The framework of the windows hereby approved shall match the framework of the existing doors.

Reason: *In the interests of visual amenity.*

08. Any deleterious material that falls into the ditch or surrounding reeds during construction shall be immediately removed.

Reason: *To protect the surrounding ditches and drainage from harmful materials in the interests of environmental protection.*

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

Unnumbered Site Location Plan deposited 6 May 2015
Drawing entitled 'Ground Floor Plan' deposited 6 May 2015
Drawing entitled 'First Floor Plan' deposited 6 May 2015
Drawing entitled 'Elevations' deposited 6 May 2015
Unnumbered Block Plan Revision E deposited 9 September 2015
Drawing entitled 'Section AA Through Proposed Additional Parking' Revision 8.9.2015 deposited 9 September 2015
Emails of clarification dated 29 June 2015 and 9 September 2015

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.