Adur District Council

Planning, Regeneration and Wellbeing

Mr Chris Fairchild
Vail Williams LLP
Carriage House
Walnut Tree Close
Guildford
Surrey
GU1 4TX

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1123/14

Details of Development
CHANGE OF USE TO COMMERCIAL VEHICLE HIRE AND ANCILLARY SALES WITH ASSOCIATED SERVICING INCLUDING VEHICLE WASH.

Location of Development
106 - 112 BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6RH

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 13th August 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
13/10/2014

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 development hereby permitted shall be carried out in accordance with the following approved plans and supporting documents:-

Drawing No: RS/900051/100 titled Location Plan, date valid 13-08-2014
Drawing No: RS/900051/02 titled Proposed Ground Floor Plan & Elevation, date valid 13-08-2014
Drawing No: RS/90051/03 titled Proposed Site Plan, date valid 13-08-2014
Document titled: DTE (A DIVISION OF NILFISK-ADVANCE LIMITED) DTE Operating Handbook Burton 400HS High Pressure Washer, date valid 13-08-2014

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

03. This permission shall inure solely for the benefit of Northgate PLC in both its implementation and the use of the premises thereafter and shall not inure for the benefit of the land.

Reason: *To enable the Local Planning Authority to control the special circumstances under which this permission is granted in the context of the Masterplan for Shoreham Harbour having regard to saved policies AE7 and AE8 of Adur District Local Plan and adopted Shoreham Harbour Interim Planning Guidance (2011) and Shoreham Harbour Joint Area Action Plan (2014).*

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

- 8.00am and 6.00pm each day Monday to Friday,
- 8.00am and 12.00am (noon) Saturday, and
- 10.00am and 14.00pm Sunday and Bank/Public holidays

Reason: *To safeguard the amenities of neighbouring land uses, and to enable the Local Planning Authority to control the special circumstances under which this permission is granted.*

05. Vehicles for sale shall at all times only total 30% of the vehicles stored on site at any one time, and their display for sale shall be restricted to the spaces immediately behind the southern boundary wall to the Brighton Road A259 in the spaces shown on the layout plan accompanying the approved plans and shall not be displayed in any other positions.

Reason: *In the interests of highway safety and amenity and to enable the Local Planning Authority to control the special circumstances under which this permission is granted in the context of the Masterplan for Shoreham Harbour having regard to saved policies AE7 and AE8 of Adur District Local Plan and adopted Shoreham Harbour Interim Planning Guidance (2011) and Shoreham Harbour Joint Area Action Plan (2014).*

06. The development, hereby permitted, shall not be first occupied and brought into use until such a time that the parking spaces defined for visitors and staff and the traffic circulation area shown on the approved plans have been provided and kept available at all times and not used for any purpose other than for parking for visitors and staff and traffic circulation.

Reason: *To provide sufficient car parking for the development and to prevent obstruction of the site access in the interest of road safety having regard to the relevant planning policies of the National Planning Policy Framework.*

07. No 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 and to provide sufficient car parking for the development, having regard to the relevant planning policies of the National Planning Policy Framework.*

08. Details of any floodlighting and/or external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Thereafter, any floodlighting or external lighting shall conform with the approved details.

Reason*: In the interests of amenity and to comply with the relevant planning policies of the National Planning Policy Framework.*

09. No operation of the jet wash shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained and to avoid the risk of localised flooding having regard to the relevant planning policies of the National Planning Policy Framework*.

10. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (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 having regard to the relevant planning policies of the National Planning Policy Framework.*

11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification), except as approved under this permission no external plant or machinery shall be installed, erected or replaced on the application site.

Reason: *In the interests of amenity and the environment having regard to the relevant planning policies of the National Planning Policy Framework.*

12. No operation of the jet wash shall be commenced until a screen has been erected in accordance with details to be submitted to and approved in writing by the local planning authority. The approved screen shall thereafter be permanently retained while the jet wash is in operation.

Reason: *in the interests of amenity having regard to saved policy AG1 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.