ADUR
DISTRICT COUNCIL

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Development Control

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

APPLICATION NUMBER: ADC/0174/07

Veolia Environmental Services Ltd
49 Dolphin Road
Shoreham By Sea
BN43 6PB

Details of Development
CHANGE OF USE FROM CAR BREAKING TO SKIP STORAGE ONLY

Location of Development
41 SPENCER ROAD LANCING WEST SUSSEX BN15 8UA

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 26th March 2007.

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

Your copy of the application, determined as above, is returned herewith for your records.

Peter Davies.

Peter Davies
Head of Planning and Community

Dated this 21st day of May 2007

SCHEDULE

Reasons for Granting Permission

01. The proposed change of use would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AP7, AE2, AE4, AT12) and the West Sussex Structure Plan (LOC1, DEV1, DEV4-5).

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 working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

7.00 am and 7.00 pm on Mondays to Fridays inclusive
8.00 am and 1.00 pm on Saturdays

nor at any time on Sundays or Public Holidays.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No stacking of skips to an overall height exceeding 5 metres above the ground on which they stand at any time shall take place.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. The site shall be used only for the storage of empty skips and for no other purpose whatsoever.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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05. The storage of skips hereby permitted shall not be commenced until details of walls and/or fences to be installed along the southernmost side of the skip storage area have been submitted to and approved in writing by the Local Planning Authority and the storage of skips shall not be commenced until such walls and/or fences have been erected.

Reason: *In the interests of amenity and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. Within 3 months of the date of this permission, a scheme of landscaping to include screen planting alongside the northern boundary of the site, shall be submitted to and approved in writing by the Local Planning Authority. All planting, seeding or turfing comprising in the approved details of landscaping shall be carried out in the first planting season following the commencement of use of the site, and any trees or plants which within a period of 5 years from being planted die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policy AE2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

07. If during development, any visibly contaminated or odorous material not previously identified is found to be present at this site, it must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: *To safeguard against pollution and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*

08. No development approved by this permission 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. The drainage works shall be completed in accordance with the details and timetable agreed.

Reason: *To safeguard against pollution of controlled waters and to comply with policy AP2 of the Adur District Local Plan and ERA5 of the West Sussex Structure Plan.*