WEST SUSSEX

ADUR DISTRICT COUNCIL

Civic Offices, Ham Road

Shoreham-by-Sea

Sussex

Tel:- Shoreham-by-Sea 5566

TOWN AND COUNTRY PLANNING ACT, 1971 (as amended)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER, 1977 (as amended)

DATE RECEIVED: 01/12/86 APPLICATION NO: SU/207/86/TP/OA

APPLICANT:	The Grange Press, Butts Road, Southwick, West Sussex	AGENT:	Mr. M. Fisher, Carter Sellars Ptship, 45 Church Road, Hove, East Sussex

DESCRIPTION: Outline application for warehouse (with mezzanine floor for light industrial use)

LOCATION: 106-114 Brighton Road, Shoreham-by-Sea

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 relevant correspondence and subject to compliance with the conditions specified below.

1 (i) Approval of the details of the siting, design and external appearance of the building, the means of access thereto and the landscaping of the site (hereinafter called the "reserved matters") shall be obtained from the Local Planning Authority before development is commenced; and

(ii) Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 42 of the Town and Country Planning Act 1971.

2 The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

Signed: .....
Director of Administration

Date: 6 January 1987

Signed: .....
Director of Development Services

N.B. IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE BACK OF THIS FORM.

C.P.2.

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Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 42 of the Town and Country Planning Act 1971.

3 The use of the premises shall be primarily as a warehouse falling within Class X of the Town and Country Planning (Use Classes) Order 1972 and the proposed Class III 'light industrial' use shall be incidental to this main use and shall be confined to the proposed mezzanine floor (which shall not exceed 185 square metres in floor area).

Reason: In the interests of the residential amenities of the properties to the east and in the interests of highway safety.

4 No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or such storage areas as shall have been approved in writing by the Local Planning Authority prior to commencement of their use.

Reason: To safeguard the amenities of neighbouring properties.

5 Notwithstanding the provisions of the Town and Country Planning General Development Order 1977 (as amended), the building shall not be extended or altered externally or the floorspace increased unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and cause harmful environmental effects.

6 Notwithstanding the provisions of the Town and County Planning (Use Classes) Order 1972, no operation or activity involving the storage or use of "Hazardous Materials" of a type and in quantities in excess of those stated in Circular 1/72 (Department of the Environment) shall be commenced unless permission is granted by the Local Planning Authority on an application in that behalf.

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Director of Administration

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CONTINUATION SHEET

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Reason: In the interests of public safety.

7 The existing secondary access to the site shall be stopped up permanently and obliterated to the satisfaction of the Local Planning Authority before the building is occupied.

Reason: In the interests of road safety.

8 Before construction of the proposed warehouse is commenced, the eastern access shall be reconstructed and modified as shown on the submitted plan (reference 393/1) in accordance with precise details to be submitted to and approved in writing by the Local Planning Authority. The area in front of the screen walls either side of the access shown on the layout plan shall be kept clear of all obstructions to visibility in excess of 0.6m. in height, unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

9 Provision shall be made for the temporary parking of vehicles within the site and clear of the highway throughout the period of work on the site required to implement the development for which permission is being granted. Such provision shall be to the satisfaction of the Local Planning Authority and shall be available for use from the commencement to the completion of the proposed development.

Reason: In the interests of highway safety.

10 Notwithstanding the provisions of the Town and Country Planning (Control of Advertisements) Regulations 1984 no signs or advertisements shall be placed or affixed to the building hereby permitted without the prior consent in writing of the Local Planning Authority.

Reason: In the interests of visual amenity.

11 Hours of working at the proposed premises, including loading/unloading of vehicles and operation of plant and machinery, shall be between 8 a.m. and 6 p.m. on Mondays to Fridays and 8 a.m. to 1 p.m. on

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Saturdays with no working or operations at any other times including Sundays and Public Holidays.

Reason: In the interests of residential amenity.

12 No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development 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.

13 Details of walls and fences shall be submitted to and approved by the Local Planning Authority before development is commenced and such walls and fences shall be erected before the proposed building is first occupied and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity.

14 The proposed warehouse shall not be subdivided or occupied by more than one business concern without the prior written permission of the Local Planning Authority.

Reason: To prevent intensification of the use of the site in the interests of amenity and highway safety.

Signed: .....
Director of Administration

Date: 6 January 1987

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Director of Development Services