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/0468/07

Mr Suham Mark Zaki
5 The Marlinspike
Shoreham Beach
Shoreham By Sea
West Sussex
BN43 5RD

Details of Development
CHANGE OF USE FROM STORAGE TO B2 (GENERAL INDUSTRIAL) TO BE USED FOR SERVICING, REPAIRING AND M.O.T STATION FOR MOTOR CYCLES

Location of Development
UNIT 10 BURRELL BUILDINGS CHARTWELL ROAD LANCING WEST SUSSEX BN15 8TZ

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 2nd August 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.

Keith Morgan
Planning Services Manager

21/09/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed use would not detract from the existing environment of the Business Park and can take place without resulting in unacceptable detriment to the neighbouring premises. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AE2) and the West Sussex Structure Plan (LOC1, NE5, 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. The use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *To ensure adequate provision for parking clear of the highway and to comply with policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

03. No vehicles, 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 to retain adequate off-street parking space and to comply with policy AT12 of the Adur District Local Plan and DEV1 & DEV5 of the West Sussex Structure Plan.*

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

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with policy AP7 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*