ADUR DISTRICT COUNCIL

Form Ref. No. 551912

Application For Planning Permission

TOWN AND COUNTRY PLANNING ACT, 1990

4 copies of this form required, together with plans and appropriate fee.
All measurements are to be given in metric.
If site relates to Lancing or Sompting, please submit 5 copies.

FOR OFFICIAL USE ONLY
Appl. No Adur0167
Date Received 09 AUG 2007
Fee £35
Rem. List

Applicant's Details

Title	
Forenames	
Surname or Company/ Organisation	MARKS & SPENCER PLC
Telephone	01483 560908
Email	
Address	C/O LEWIS & HICKEY 18 FARNHAM ROAD GUILDFORD SURREY
Postcode	GU1 4XA

Do you have an agent? Yes

Agent's Details

Title	
Forenames	
Surname	LEWIS & HICKEY LTD
Telephone	01483 560908
Email Address	
Address	18 FARNHAM ROAD GUILDFORD SURREY
Postcode	GU1 4XA

Application Type

(a) Full planning permission (including changes of use) YES

(b) Outline planning permission NO

If 'Yes', state those matters to which this application relates (tick where appropriate)

- (i) Layout ☐
- (ii) Scale ☐
- (iii) External Appearance ☐
- (iv) The means of access ☐
- (v) Landscaping of the site ☐

(c) Renewal of a temporary permission NO

If 'Yes', state the Date N/A

and Permission Application N/A

and the Condition Number N/A

(d) Permission for retention of building or continuance of use without complying with a condition imposed on a planning permission NO

If 'Yes', state the Date N/A

and Permission Application N/A

and the Condition Number N/A

(e) Permission to develop land without complying with a condition imposed on a planning permission: NO

If 'Yes', state the Date: N/A

and Permission Application: N/A

and the Condition Number: N/A

Land Details

Full address or location of the land to which this application relates

MARKS & SPENCER
HOLMBUSH CENTRE
UPPER SHOREHAM ROAD
SHOREHAM-BY-SEA
WEST SUSSEX
BN43 6TD

Does the applicant own or control any adjoining land? No

If 'Yes', this land must be edged blue on the location plan

Area of site (Hectares): NOT KNOWN

Dimensions of the application site and distances from the new buildings to boundaries must be clearly indicated on plans

Proposal Details

For Residential Developments, please enter the number of units (flats, bungalows, houses) - for a Change of Use that REDUCES the number of units, please enter a negative(-) number. N/A

Description of proposed development: PROVISION OF A PEAK STORAGE CONTAINER WITH STRUCTURAL SUPPORT WITHIN THE SERVICE YARD. MINOR WORKS IN BACK OF HOUSE AREA TO REMOVE A CORRIDOR. ALTERATION TO EXISTING FIRE EXIT TO SERVICE YARD TO BE UTILISED AS AN ACCESS ROUTE TO PEAK CONTAINER ONLY. (EXIT AS AN ESCAPE ROUTE MADE REDUNDANT, CONFIRMATION RECEIVED FROM FIRE AUTHORITY THAT THE PROPOSALS ARE SATISFACTORY, COPY OF LETTER ENCLOSED)

If residential development, state type if known, e.g. houses, bungalows, flats)

State whether the proposal involved:-

i) New building(s) or structure(s): Yes

ii) Alteration or extension of building(s): Yes

iii) Construction of a new *vehicular* access to a highway: No

Construction of a new *pedestrian* access to a highway: No

iv) Alteration of an existing *vehicular* access to a highway: No

Alteration of an existing *pedestrian* access to a highway: No

v) Closure of existing access: No

vi) Change of use only: No

s there to be any 'furniture' placed on a street/highway? No

Use of Land

Particulars of **Use** of Building or Land: Please State

Present use: A1 RETAIL

If vacant, the last use: N/A

Additional Information

(a) Is the application for industrial, office warehousing, storage, shopping, commercial purposes or places of public assembly? Yes

(b) Is the application for the winning or working of minerals? No

(c) Is the application for an agricultural dwelling or building? No

(d) Does the proposed development involve the demolition of any residential units? No

If 'Yes', how many units? ____ Please indicate their position on plans

(e) Does the proposed development involve the felling of any trees? No If 'Yes', indicate their position on plans

(f) Does the proposed development involve any public right of way within the site? No If 'Yes', indicate their position on plans

(g) Does the proposed development involve demolition or alteration of a building or Special Architectural or Historic interest or demolition within a Conservation Area? No

If 'Yes', a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary

(h) (i) How will surface water be disposed of? N/A

(ii) How will foul sewage be disposed of? N/A (e.g. mains, cesspit, etc.)

(i) Is there to be any 'furniture' placed on the street/highway? No

Process Description

Additional information required in respect of applications for Industrial, Office, Warehousing, Storage, Shopping, Rest and Nursing Homes, Commercial Purposes or Places of Public Assembly.

In the case of industrial development, give a description of the processes to be carried on and of the end products, and the type of plant or machinery to be installed. Please relate your answer to the 'Floor Areas & Uses' section.

N/A

Details of Proposal

s the proposal related to an existing use on or near the site? Yes

f 'Yes', please explain the relationship ADDITIONAL STORAGE FACILITY FOR RETAIL GOODS

Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? No

If 'Yes', please give details including gross floor area of such premises and state your intentions in respect of those premises.

N/A

Details of Floor Areas and Uses - please specify in square metres

	Existing Floor Space or use (if any)	**Proposed New Floor Space or use**	**Total Floor Space** (Allow for any space lost)
What is the amount of industrial floor space?			
What is the amount of office floor space?			
What is the amount of retail floor space?		N/A	
What is the amount of storage or warehousing floor space?			
Other Use 1 (please specify)			
Other Use 2 (please specify)			
TOTALS			

Other Uses 1 or Comments/Information

NO ALTERATION TO FLOOR AREAS OF THE EXISTING BUILDING. THE PEAK CONTAINER HAS A FLOOR AREA OF APPROXIMATELY 14sqm

Details of Staff	**Office**		**Industrial**		**Other**	
	Male	Female	Male	Female	Male	Female
(i) **Number of staff in existing premises on the site**						
(ii) **How many new staff will be employed on the site as a result of the development?**			N/A			
(iii) **If you propose to transfer staff from other premises, please give details of the numbers involved***						

*and details of the premises affected.

Premises Details

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, Rest and Nursing homes, etc., please specify:

Type of Business: N/A

Public floor space (Total): N/A

Seating capacity: N/A

Bar floor area (sq.m): N/A

Single bedrooms: N/A

Double bedrooms: N/A

Parking & Traffic

What provisions have been made for parking, loading and unloading of vehicles within the curtilage on the site?

N/A

State number of car spaces: N/A

and Lorry spaces: N/A

What is the estimated vehicular traffic flow to the site during a normal working day?

Please include all vehicles: N/A

Separately specify those used by employees driving to work: N/A

Waste

What is the nature of disposal of any trade effluents or trade refuse? N/A

What is the volume of any trade effluents or trade refuse? N/A

and the proposed means of disposal of any trade effluents or trade refuse? N/A

Will the proposed use involve the use or storage of any hazardous substances? No

If 'Yes', please indicate: N/A

Plans

List of drawings and plans submitted as part of the application - indicate drawing numbers and scales.
4 sets of all drawings are required.
Additional copies in respect of major applications will assist in determination of such applications.
All measurements are to be given in metric (89/617 EEC Directive).

Plan / Drawing	Number	Scale
BACK OF HOUSE WORKS, PEAK CONTAINER	G3348-A-01	1:100 / 1:500

Fees

If a fee is submitted, please give the amount £135.00 Calculated Fee £135.00

I/WE APPLY FOR PLANNING PERMISSION AS DETAILED ABOVE ☑ Tick to agree to this statement.

Signed: [redacted] MARKS & SPENCER PLC.

On behalf of: (Insert applicant's name if signed by agent)

Certificate

Certificate under Section 65 of the Town and Country Planning Act 1990 (Article 7 of the T & CP (General Development Procedure) Order 1995. **N.B.** A signed certificate MUST accompany this application. If the applicant is the sole owner (a) the following certificate should be completed and signed.
Owner' means a person having a freehold interest or tenancy the unexpired term of which was not less than 7 years

Certificate A

certify that:
on the day 21 days before the date of the accompanying application nobody, except the applicant, was the owner of any part of the land to which the application relates.
None of the land to which the application relates is or is part of an agricultural holding.

Do you agree to these statements? Yes

OR

[ ] given requisite notice to every person other than [ ] who, on the day 21 days before the date of the application was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows

Name of Tenant	Address at which Notice was served	Date on which Notice was served
	N/A	

Do you agree to these statements?

Signed: [redacted] Date: 31/7/2007

On behalf of: MARKS & SPENCER PLC

Design and Access Statement for a Peak Container at Marks and Spencer, Holmbush Centre, Upper Shoreham Road, Shoreham-by-Sea, West Sussex BN43 6TD

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. Adc/0170/07
DATE RECEIVED 09 AUG 2007

This statement is to accompany all associated planning applications for M&S Shoreham.

1. Response to Context

The Marks and Spencer store is located on Holmbush Centre which is a purpose built, out-of-town retail area approximately 1.5 kilometers from Shoreham district centre. The site consists of one building which houses the M&S store, Tescos Extra and a fast-food restaurant. The M&S store itself consists of two stories, of which the ground floor is the customer sales floor and the first floor is staff quarters.

The retail area is located on the south side of the A27 adjacent to the junction of the A27 with the A270. The surrounding area predominantly consists of residential properties. The building is not listed and the site is not within a conservation area.

The proposals are to provide a peak storage container within the service yard. The container will be accessed from the existing stockroom area to the rear of the store. Due to the level difference in the fire exit and the service yard floor (approximately 1200mm), the container will be fixed to a structural support. A platform between the container and the new access door will also be constructed. This existing exit is currently a single door, it is proposed to widen the access to double doors.

The local fire authority have been consulted on the proposals, they have provided confirmation that the proposals on fire safety grounds are acceptable.

The container is located such that it is well screened from public view, north and west faces of the retail unit screen the container from the south, and the A27 Shoreham bypass runs to the north. The container will be of a similar form to that which has previously received approval and was located in the customer car park adjacent to the M&S 'Collect by Car' facility to the north east of the site.

Our proposals are in accordance with the relevant planning policies set out by Adur District Council.

2. Use

Not applicable – this is a shop with A1 use established. We are proposing no change.

3. Amount

The additional floor space gained by the peak container will be approximately 14sqm. (150sq ft.)

4. Layout

As mentioned above the container will be located within the service yard to the store. Due to the general location and layout of the site the container will be well screened. We are not proposing to change the location or size of any customer entrances. The proposed widening of the access doors from the back of house area to the service yard will not materially change this elevation. The widening of this access is to provide a more appropriate means of access to the storage container.

5. Scale

The scale of the retail unit itself is set. The peak storage container is of a size 6096 x 2438 x 2591 mm high and will sit on a structural platform approximately 1200mm off the service yard ground level. (See Lewis and Hickey drawing numbered G3348-A-01)

The works to the access door will reflect the size of the double fire exit doors adjacent. However, due to the siting of the container, this part of the wall/door elevation would be typically obscured.

6. Landscaping

There are no proposals to provide any form of landscaping. Due to the nature of the service yard, landscaping is deemed to be unnecessary.

7. Appearance

The container takes the form of a rigid steel construction, with a powder coated finish.

8. Access and Inclusivity

The container will be located in the service yard and only accessed/utilised by members of staff. There are no access and inclusivity issues that would need to be addressed.

WEST SUSSEX FIRE AND RESCUE SERVICE
Adur/Worthing Fire Safety Centre
ARDSHEAL ROAD
WORTHING
WEST SUSSEX BN14 7RN
TEL: (01903) 228430
FAX: (01903) 228438
E-mail: wfiresaf@westsussex.gov.uk
Website: www.wscc. co.uk

West Sussex Fire & Rescue Service

PLANNING DIVISION
PLAN No. Axlandot
DATE RECEIVED 09 AUG 2007

FILE No: **8/A/7146**

DATE: 12th July 2007

TO: Lewis and Hickey Ltd, 18 Farnham Road, Guildford, Surrey Gu1 4XA

PREMISES: Marks and Spencer Plc, Holmbush Farm, Upper Shoreham Road, Shoreham West Sussex

LEGISLATION: Examination of plans no: SK01 and Regulatory Reform (Fire Safety) Order 2005

VISIT DATE: 12th July 2007

INSPECTOR: Mr Tim Eady

COPIES TO: -

Gdf			Group
MG			CSW
JFM			PM
RG			MG
KWA	CA	Noted HR	MFJ
DAO		23 JUL 2007	RG
GG			KWA
PDO			
JF			
LP			PSD
MA			NL

FILE REF: G3348/C3

The plans submitted have been examined and the following is confirmed:

Provided the items contained within the Approved Inspector's report are implemented, the proposals are regarded by the Fire Service as satisfactory

In addition to the items contained within the Approved Inspector's report, the following items are required by the Fire Service.

MEANS OF ESCAPE

1. A half hour fire resisting partition to be provided as follows:

   To include the proposed new corridor wall which encloses the existing lift lobby area double width fire exit (stair 2).

   Any doors in the partition to be half hour fire resisting self closing (FD30S).

EMERGENCY LIGHTING

2. The existing emergency lighting is to be extended to cover the following areas:

   New escape route internal and external (adjacent stair 2).

3. A panic exit device, operated by a horizontal bar, complying with BS EN 1125 to be installed on the exits as follows: -

   Double doors from stair 2 to open air.

SIGNAGE

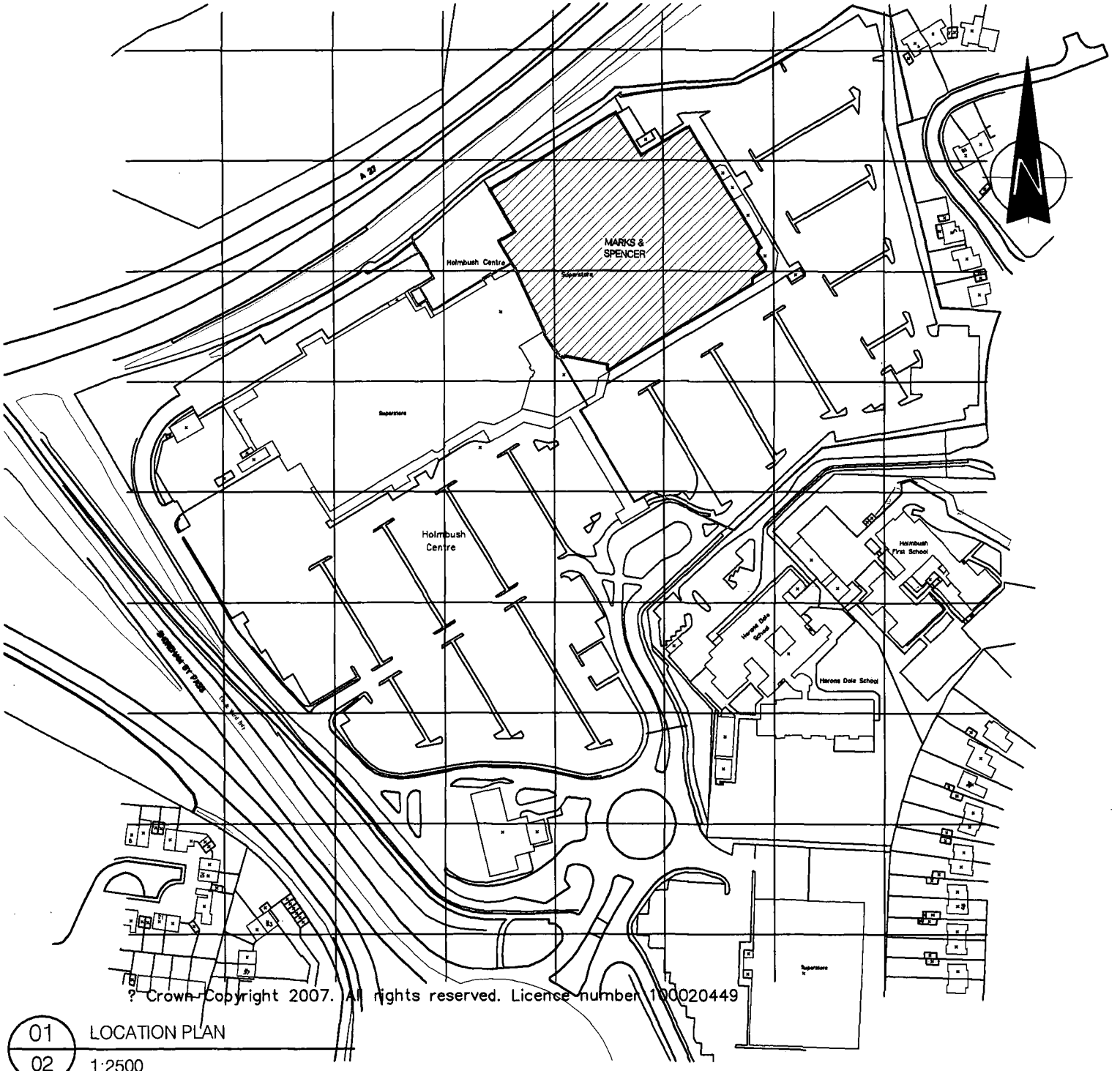
4. All exits to be conspicuously marked with exit signs sited above each of the openings concerned.

GENERAL

Should you wish to discuss the contents of this correspondence, please contact the Inspecting Officer concerned on the above telephone number.



Inspecting Officer



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01 LOCATION PLAN
02 1:2500

NOTES

ORIGINAL A4

Lewis & Hickey accept no responsibility for any costs, losses, claims howsoever arising from these drawings, specifications and related documents unless there is full compliance with the client and any authorised user of the following:

1. All boundaries, dimensions and levels are to be checked on site before construction and any discrepancies are to be reported to the Architect / Designer.
2. Partial Service: Any discrepancies with site or other information is to be advised to the Architect / Designer and direction or approval is to be sought before the implementation of the detail.
3. Block and site plans are reproduced under license from the Ordnance Survey.
4. Do not scale this drawing.
5. For the purpose of coordination, all relevant parties must check this information prior to implementation and report any discrepancies to the Architect / Designer.

KEY:

Application Site

REV	DATE	DESCRIPTION	DRN	CHKD

CLIENT
MARKS & SPENCER

PROJECT
M&S DEVELOPMENT
SHOREHAM

DRAWING
LOCATION PLAN

ADUR DISTRICT COUNCIL
PLANNING DIVISION
PLAN No. 68
DATE RECEIVED 09 AUG 2007
LEWIS AND HICKEY

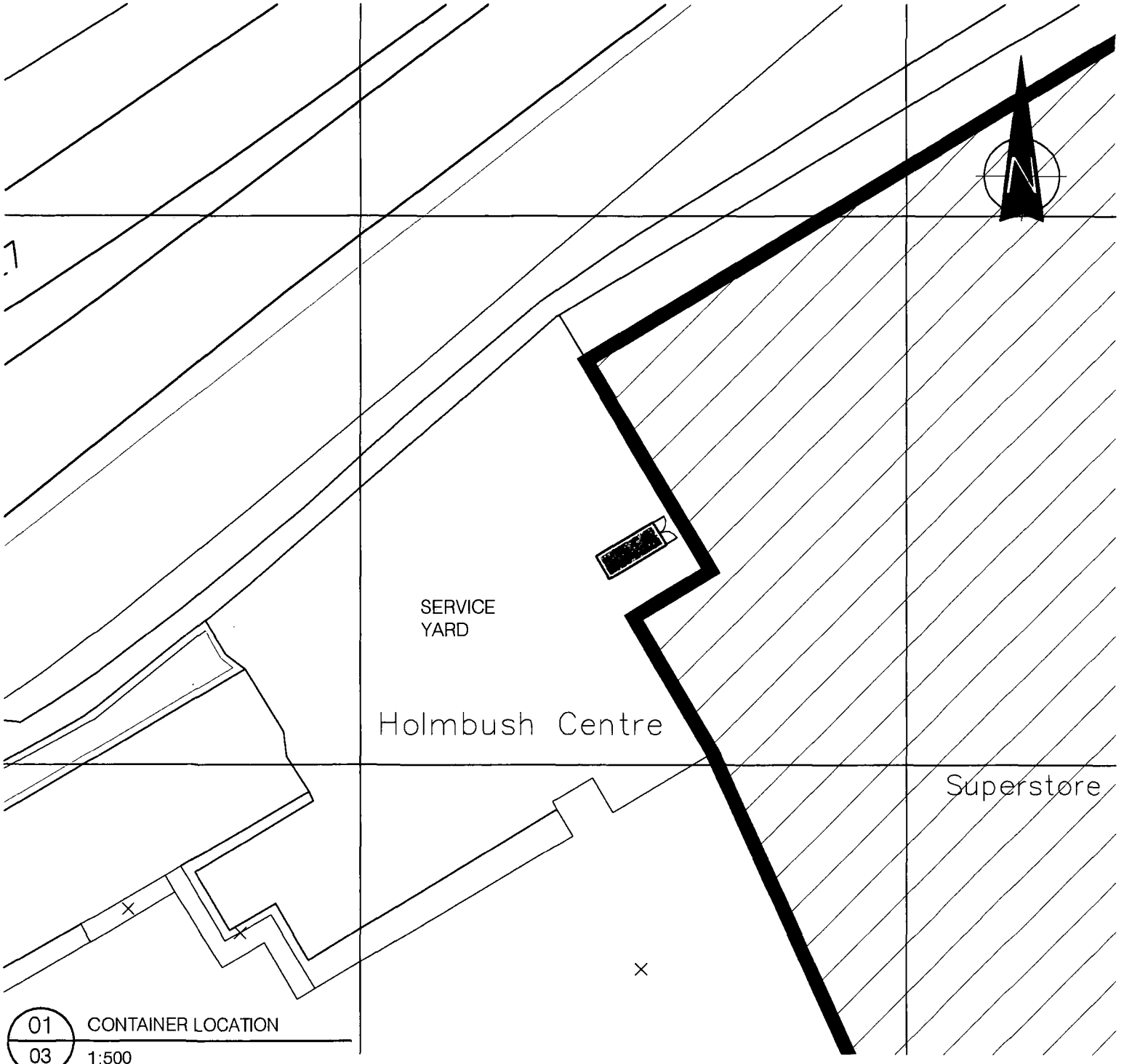
18 Farnham Road
Guildford
Surrey, GU1 4XA

Tel: 01483 560 908
Fax: 01483 560 660
Email: guildford@lewishickey.com

SCALE	DATE	DRAWN	CHECKED
1:2500	06.08.07	TC	PO

PROJECT No	DRAWING No	STATUS	REV
G3348	02	P	00

I = Information, T = Tender, C = Construction, R = Record



01 / 03 CONTAINER LOCATION
1:500

NOTES

ORIGINAL A4

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KEY:

Proposed Container

REV	DATE	DESCRIPTION	DRN	CHKD

CLIENT
MARKS & SPENCER

PROJECT
M&S DEVELOPMENT
SHOREHAM

DRAWING
CONTAINER LOCATION PLAN

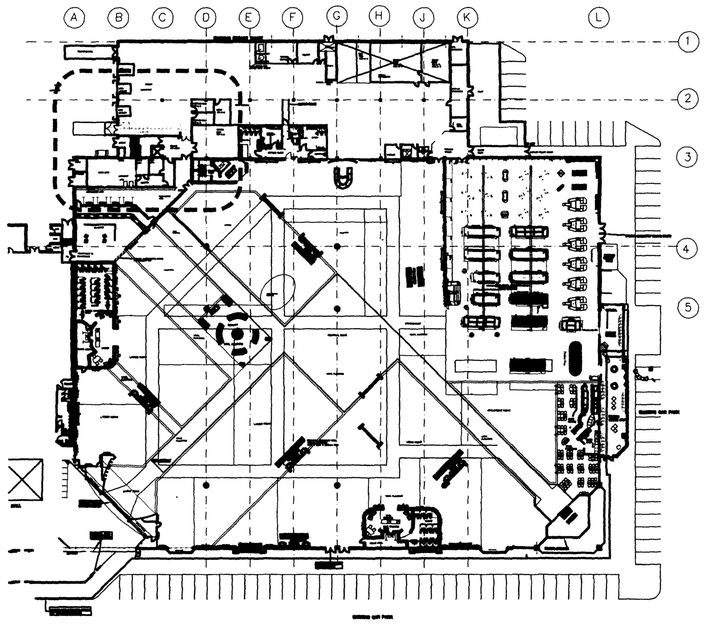
RECEIVED DATE
PLAN No.
ADJUR DISTRICT COUNCIL
PLANNING DIVISION
L&H 09 JUL 2007

LEWIS AND HICKEY
18 Farnham Road
Guildford
Surrey, GU1 4XA
Tel: 01483 560 908
Fax: 01483 560 660
Email: guildford@lewishickey.com

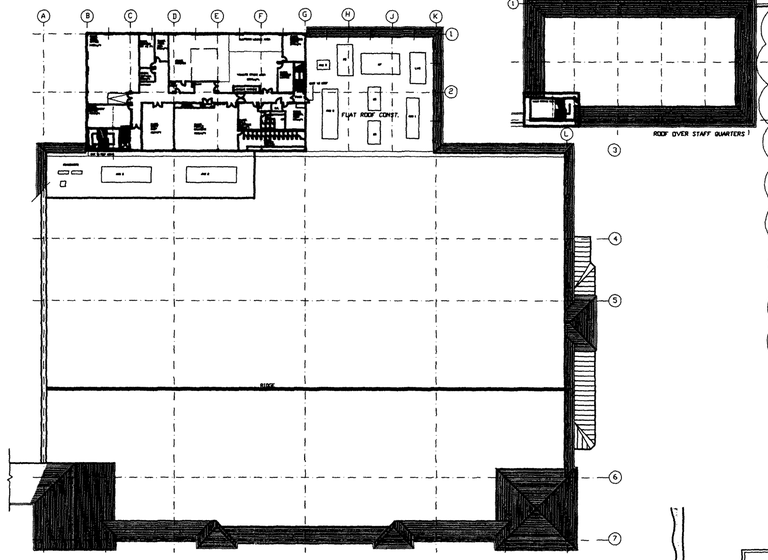
SCALE	DATE	DRAWN	CHECKED
1:500	06.08.07	TC	PO

PROJECT No	DRAWING No	STATUS	REV
G3348	03	P	00

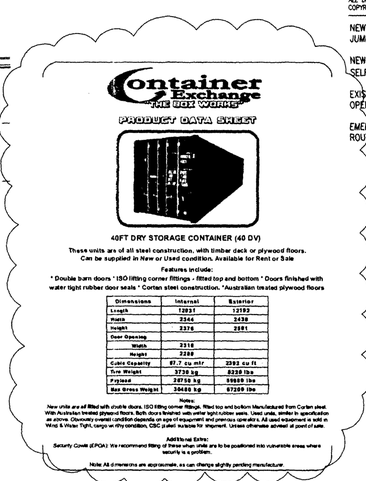
I = Information, T = Tender, C = Construction, R = Record



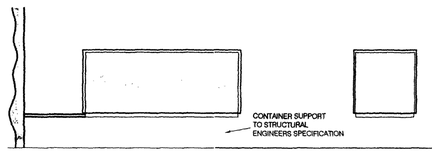
01/01 STORE PLAN GROUND FLOOR
1:500



02/01 STORE PLAN FIRST FLOOR
1:500

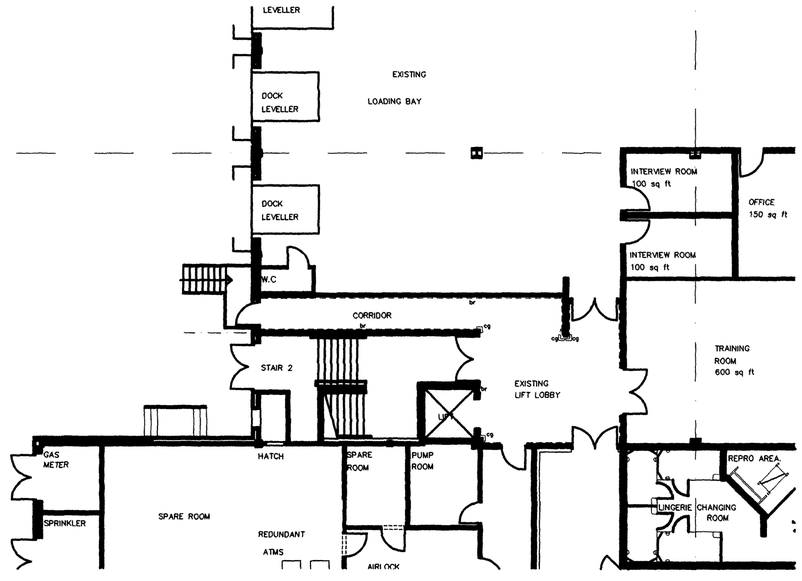


06/01 PEAK CONTAINER DETAILS
NTS



NORTH ELEVATION WEST ELEVATION

03/01 PEAK CONTAINER ELEVATIONS
1:100



04/01 EXISTING GROUND FLOOR
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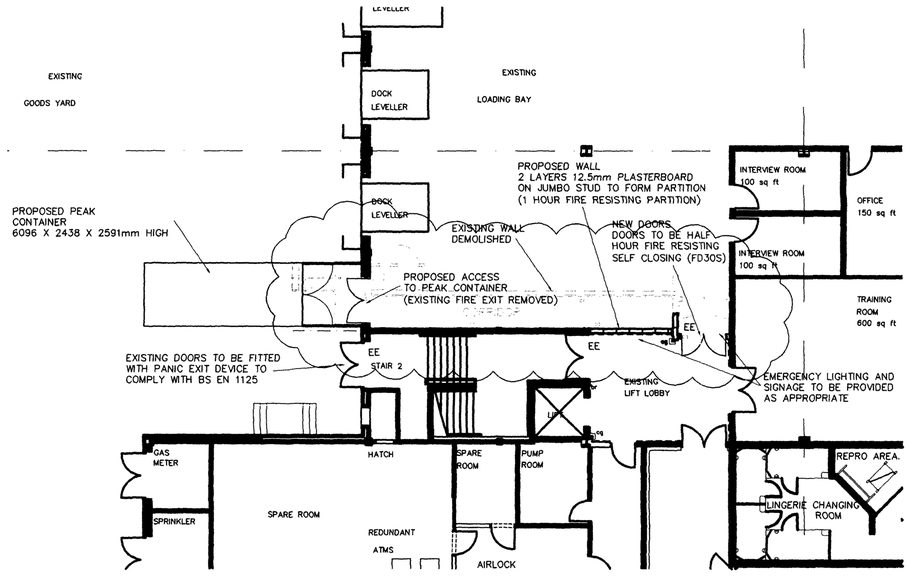

05/01 PROPOSED GROUND FLOOR
1:100

NOTES

ORIGINAL A1

DO NOT SCALE FROM THIS DRAWING.
ALL DIMENSIONS TO BE CHECKED ON SITE.
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NEW PARTITION TO BE 2 LAYERS 12.5mm PLASTERBOARD ON JUMBO STUD. PARTITION TO BE 1 HOUR FIRE RESISTANT

NEW DOORS TO PARTITION TO BE HALF HOUR FIRE RESITING AND SELF CLOSING (FD30S)

EXISTING FIRE EXIT FROM STAIR 2 TO HAVE PANIC EXIT DEVICE, OPERATED BY A HORIZONTAL BAR, COMPLYING WITH BS EN 1125

EMERGENCY LIGHTING AND SIGNAGE TO BE PROVIDE BY NEW ESCAPE ROUTE AND NEW OPENINGS

REV	DATE	DESCRIPTION	DRAWN	CHECKED
01	30.07.07	PEAK CONTAINER DETAILS SHOWN	TC	KWA

LOCATION FIGURE

CLIENT

MARKS & SPENCER

PROJECT
SHOREHAM
PEAK CONTAINER

DRAWING
BACK OF HOUSE WORKS
AND PEAK CONTAINER

CONSULTANT

LEWIS HICKEY
18 Farnham Road
Guildford
Surrey
GU1 4XA
Tel: 01483 560600
Fax: 01483 560660
Email: guildford@lewishickey.com

CONSULTANT No	SCALE	DATE	DRAWN	CHECKED
G3348	VARIES	24.07.07	TC	PO

PROJECT No	DISCIPLINE	DRAWING No	STATUS	REV
	A	01	I	01