Planning Services, Adur & Worthing Councils

Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

Tel : 01903 221065
websites : www.adur.gov.uk or www.worthing.gov.uk
e-mail : planning@adur-worthing.gov.uk

Application for removal or variation of a condition following grant of planning permission. Town and Country Planning Act 1990. Planning (Listed Buildings and Conservation Areas) Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	River Bank Business Centre
Address line 1	Old Shoreham Road
Address line 2	
Address line 3	
Town/city	Shoreham-by-Sea
Postcode	BN435FL

Description of site location must be completed if postcode is not known:

Easting (x)	521092
Northing (y)	105330

Description

2. Applicant Details

Title	Mr
First name	Robert
Surname	Clarke
Company name	PMC Construction & Property Services Ltd.
Address line 1	80A High Street
Address line 2	
Address line 3	
Town/city	Cosham

2. Applicant Details

Country	United Kingdom
Postcode	PO6 3FL

Are you an agent acting on behalf of the applicant? (●) Yes ( ) No

Primary number	
Secondary number	
Fax number	
Email address	

3. Agent Details

Title	Mr
First name	G
Surname	Andrews
Company name	HGP Architects
Address line 1	HGP Architects
Address line 2	Furzehall Farm
Address line 3	110 Wickham Road
Town/city	Fareham
Country	
Postcode	PO16 7JH
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

OUTLINE PLANNING APPLICATION (INCLUDING APPROVAL OF DETAILS OF ACCESS) FOR REDEVELOPMENT OF GENERAL INDUSTRIAL LAND FOR A MIXED USE SCHEME WITH UP TO 120 NEW DWELLINGS (USE CLASS C3), HOTEL (USE CLASS C1), OFFICES AND LIGHT INDUSTRIAL (USE CLASS B1), RETAIL (USE CLASS A1), FINANCIAL AND PROFESSIONAL SERVICES (USE CLASS A2) AND CAFE (USE CLASS A3), WITH ASSOCIATED ROADWAYS, PARKING AND FLOOD DEFENCE WALL (SITE INCLUDES RIVERBANK BUSINESS CENTRE AND 12-18 OLD SHOREHAM ROAD)

Reference number

AWDM/0935/13

Date of decision (date must be pre-application submission)	12/06/2015

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3 - Completion of Flood Defences

4. Description of the Proposal

Has the development already started? (●) Yes ( ) No

If Yes, please state when the development was started (date must be pre-application submission): 30/03/2018

Has the development been completed? ( ) Yes (●) No

5. Condition(s) - Removal/Variation

Please state why you wish the condition(s) to be removed or changed

Currently the approval required prior to 'any' first occupation is currently preventing the occupation of those units completed and already sold. The sea flood defence wall was previously completed by others prior to our Client taking ownership of the main development site and the coastal path running alongside the sea defence all has previously been improved and reopened to the public by others.

If you wish the existing condition to be changed, please state how you wish the condition to be varied

We wish to submit a request to change the wording of the original Condition 3 to allow for a 'Phased' approval with the following Plots already completed and ready for immediate occupation:

Plots are 1-10 (Railway Houses)
Plots 96-106 (Mews 3 & Mews 4)
Plots 109-120 (Block 3)

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? (●) Yes ( ) No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

( ) The agent
(●) The applicant
( ) Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? (●) Yes ( ) No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title: Mr

First name:

Surname:

Reference:

Date (Must be pre-application submission)

06/08/2020

Details of the pre-application advice received

Telephone calls, emails and site visit.

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE B - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

I certify/The applicant certifies that:

8. Ownership Certificates and Agricultural Land Declaration

◉ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

○ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

*** 'owner' is a person with a freehold interest or leasehold interest with at least 7 years to run. ** 'agricultural tenant' has the meaning given in section 65(8) of the Town and Country Planning Act 1990.**

Owner/Agricultural Tenant

Name of Owner/Agricultural Tenant	
Number	
Suffix	
House Name	The Hyde Group
Address line 1	Telecom House
Address line 2	125-135 Preston Road
Town/city	Brighton
Postcode	BN1 6AF
Date notice served (DD/MM/YYYY)	07/08/2020

Person role

○ The applicant

◉ The agent

Title	Mr
First name	Glen
Surname	Andrews
Declaration date (DD/MM/YYYY)	07/08/2020

☑ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. ☑

Date (cannot be pre-application)	07/08/2020