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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/0414/07

Hargreaves Properties Ltd
Rustington House
Worthing Road
Rustington
Littlehampton
West Sussex
BN16 3PS

Details of Development
SUB-DIVISION OF THE BUILDING TO CREATE FIVE SEPARATE UNITS OF ACCOMMODATION WHICH CAN BE USED INDIVIDUALLY OR WITH ONE ANOTHER IN ANY COMBINATION FOR ANY USE WITHIN CLASS B1(B), CLASS B8 AND TRADE COUNTER INCLUDING AREAS FOR TRADE SALE AND DISPLAY (AMENDMENT TO PLANNING PERMISSION S/63/03/TP)

Location of Development
UNIT 3 RECTORY FARM ROAD SOMPTING LANCING WEST SUSSEX

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 12th July 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.

[redacted]

Peter Davies
Head of Planning and Community

05/09/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for employment provision and economic and environmental regeneration without detracting from the local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AP7, AE16, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, NE1, NE5-6, CH1, ERA1, 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 units shall be used only for light industry, research and development, and/or storage and distribution within Classes B1 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification) except that Units A and B (as shown on drawing 188/001/01) may also be used for the purposes of a trade counter (including area for trade sales and display).

Reason: *In the interests of amenity having regard to policy AE16 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. No working whatsoever (including loading/unloading of vehicles) shall take place on the premises except between the hours of:-

8.00 am and 6.00 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.*

PTO

04. No raw materials, finished or unfinished products or parts, crates, packing 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.*

05. 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.*

06. The units shall not be occupied until the parking spaces and access facilities shown on the submitted plans have been provided in accordance with construction details to be submitted to and approved in writing by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of vehicles 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.*

07. The units shall not be occupied unless and until a visibility splay has been provided on the west side of the site access at its junction with Rectory Farm Road. The splay shall be defined by:-

(i) A line 2.4 metres long measured along the centre line of the site access from the line of the nearer edge of the carriageway of the existing highway; and

(ii) A line 110 metres long measured along the nearer edge of the carriageway of the existing highway from its intersection with the centre line of the site access; and

(iii) A straight line joining the termination of the above lines.

The units shall not be occupied until the above-mentioned splay area has been provided and thereafter the said splay area shall be kept free from any obstruction over 0.6 metres above the level of the carriageway of the highway.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

08. The uses hereby permitted shall not be carried on unless and until provision has been made within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the secure parking of bicycles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: *To ensure adequate provision for cycle 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.*