Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0274/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Henry Adams Planning Ltd
Mr A Greenwood
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

PROPOSAL: Application for variation of condition no.19 of WB/03/1420/OUT to allow the ground floor to be used as A1 (Retail) (resulting in the amendment to condition no. 4 restricting delivery times).

LOCATION : Victoria Mansions 1 Cross Street Worthing

DATE REGISTERED 11th March 2008

APPLICANT : Globe Estates Ltd

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Drawing Nos. 03/28/51 Rev. C and 03/28/10 Rev. A which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION to vary condition 19 of WB/03/1420/OUT as follows:-

19. The ground floor premises shall be used only for purposes within Use Classes A1, A2 and B1 as defined in the Town and Country Planning (Use Classes) Order 1987 (as amended) and shall only be open for trade or business between the hours of 07.00 - 23.00 hours Mondays - Saturdays and 08.00 - 20.00 hours on Sundays and Bank Holidays.

Reason: For the avoidance of doubt and/or because changes of use permitted by the Town and Country Planning (General Permitted Development) Order 1995 may not be acceptable in policy terms and to protect the residential amenities of the area.

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Dated : 29th May 2008

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

But also subject to the amendment of Condition 4 to read:

4. The building shall not be occupied until space has been laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the loading and unloading of vehicles and the parking of delivery vehicles clear of the public highway. Such spaces as may be agreed shall not thereafter be used for any purpose other than for the purposes for which it is provided. No deliveries shall be made to the ground floor premises except between the hours of 09.30 – 16.00 hours on any day.

   Reason: In the interests of highway safety and to protect the residential amenities of the area.

INFORMATIVES

1. This permission does not authorise any alterations to, or the installation of, the shopfront as shown on the approved plans. A separate planning application should be made and consent obtained before this work is carried out.

2. This permission does not authorise the display of advertisements shown on the approved plans, for which separate consent is required under the provisions of the Town and Country Planning (Control of Advertisement) Regulations 1992-94. It is an offence to display advertisements without this consent.

3. This planning permission has been granted subject to the conditions listed above. The Council has a formal procedure for checking compliance with planning conditions and you are advised to ensure that all conditions are fully discharged. Any conditions which should be discharged prior to the commencement of development and/or which require specialist or technical data and information to be provided should be dealt with promptly. Failure to comply with a condition can result in enforcement proceedings, including the service of a Breach of Condition Notice. If you have any queries on the requirements of the conditions then please contact Mr P Pennicott on (01903) 221347 who is the Case Officer for this application.

4. The decision to grant planning permission has been taken having regard to the saved policies and proposals in the Worthing Local Plan 2003 and the West Sussex Structure Plan 2001 – 2016 set out below, and to all relevant material considerations, including Supplementary Planning Guidance:

Saved Worthing Local Plan Policies 2003

H18 - Amenity of Residents
TR4 - Development at Railway Stations

Saved West Sussex Structure Plan Policies 2001 – 2016

DEV1 - High Quality Development

Cont.....

The Committee decided that in the interests of residential amenity the opening times and delivery times should be restricted and this has resulted in amendments to both condition 19 and 4 of WB/03/1420/OUT.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.