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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/0437/10**

Miss Olivia Collett
Berkeley Homes (Southern) Ltd
Berkeley House
Summers Place
Stane Street
Billingshurst
West Sussex
RH14 9GN

Details of Development
VARIATION OF CONDITION 2 OF ADC/0210/09 TO ENABLE A BICYCLE SALES/RENTAL COMPANY TO OCCUPY COMMERCIAL UNIT

Location of Development
BALLAMYS SHOWROOM HIGH STREET SHOREHAM-BY-SEA 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 9th November 2010.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

04/01/2011

SCHEDULE

Reasons for Granting Permission

01. The proposal would provide a type of retail use which would help encourage sustainable travel within the local area and not result in detriment to the amenities of neighbouring properties. Whilst it would not create a lively public 'square' as proposed in the Ropetackle Development Brief through the provision of a restaurant/cafe as previously permitted, its benefits to sustainable travel outweigh this objective. It does not conflict with the relevant policies and development proposals of the Adur District Local Plan (AG1, DP.AE4 & DP.AS1) and the South East Plan (SCT1,CC1-2, T1-2).

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. Notwithstanding the details contained in the application and submitted plan, the proposed groundfloor commercial floorspace shall not be used for purposes within Class A2 of the Town & 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) and shall be solely used for bicycle sales/rental within Class A1. At such time as the use as a bicycle sales/rental shop terminates, within a period of 3 months from such cessation, the floorspace shall be subdivided into 2 units with the western unit being no smaller in floorspace than the eastern unit and thereafter the western unit shall be used solely for purposes within Class A3 (restaurants and cafes) and the eastern unit for purposes within Class A1 (shops) under the above Order.

    Reason: *To accord with the provisions of the Ropetackle Development Brief, having regard to development proposal DP.AS1 of the Local Plan, to assist in the creation of a lively public square.*