ADUR
DISTRICT COUNCIL

Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0480/06

Carol Doyle
Strutt And Parker
201 High Street
Lewes
BN7 2NR

Details of Development
ALTERATIONS TO CONVERT FACTORY INTO 11 UNITS FOR CLASS B1/B8 (BUSINESS/STORAGE) PURPOSES

Location of Development
ROBELL LTD CHARTWELL ROAD 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 23rd April 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.

Peter Davies.

Peter Davies
Head of Planning and Community

06/06/2007

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local 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, AE2, AE4, 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. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policy AH2 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. Prior to the first and any subsequent occupation of any unit hereby permitted a Staff Travel Plan for each of the units shall be submitted to and approved in writing by the Local Planning Authority and its provisions implemented.

Reason: *To promote sustainable modes of transport and to comply with policy AT12 of the Adur District Local Plan and policies DEV4 and DEV5 of the West Sussex Structure Plan.*

PTO

04. Prior to occupation of any of the units hereby permitted, the existing southern vehicular access shall be upgraded to a bellmouth with kerb radii in line with details to be submitted to and approved in writing by the Local Planning Authority and the existing northern accesses shall have signs erected stating 'in' and 'out' as shown on the revised plan referred to in Condition 6 below.

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.*

05. The units hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with the details shown on the revised plan referred to in Condition 6 below.

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.*

06. This permission relates to the application as amended by the revised plan received on 18 May 2007 21536 PO2 Rev C.

Reason: *For the avoidance of doubt.*