Adur District Council

Planning, Regeneration and Wellbeing

Mr Simon Mellor
Frosts Architects
Thornton House
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SW19 4NG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1358/12

Details of Development
ERECTION OF BUSINESS/ INDUSTRIAL/WAREHOUSE BUILDING (CLASSES B1/ B2/ B8) WITH 44 CAR PARKING SPACES (IN PLACE OF PREVIOUS FIRE DAMAGED BUILDING)

Location of Development
UNIT 1 19 PETER ROAD LANCING BUSINESS PARK SOMPTING 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 6th November 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
09/01/2013

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The proposed development would support local economic development and 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 saved policies of the Adur District Local Plan (AG1, AE2, AE4) or the policies of the South East Plan (SP3, RE3, T4, CC1, CC6, BE1) or the National Planning Policy Framework.

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 and/or samples of materials, colours and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and/or samples of materials.

Reason: *In the interests of visual amenity and to comply with saved policies AE2 and AE4 of the Adur District Local Plan.*

03. The building shall not be occupied until the reconfigured 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.

Reason: *In the interests of amenity and highway safety.*

04. No development shall take place unless and until details of secure, covered cycle storage to serve the proposed building has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such details and provision as has been agreed.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

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05. No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. Soft landscape works shall include planting plans; written specifications; schedules of plants stating species, sizes and numbers/densities; and the implementation programme. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be completed before any part of the development is occupied or in accordance with the implementation programme approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and the environment and to comply with saved policy AE2 of the Adur District Local Plan.*

06. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

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The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety.*

07. 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 building.

Reason: *In the interests of amenity and highway safety having regard to saved policy AE2 of the Adur District Local Plan.*

08. No external working shall take place anywhere on the premises to which this permission relates and all working shall be confined to the building.

Reason: *In the interests of amenity and highway safety having regard to saved policy AE2 of the Adur District Local Plan.*

09. The premises shall be used only for purposes within Classes B1, B2 and/or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification). No ancillary retail sales shall take place from the premises, including from any trade counter..

Reason: *In the interests of amenity having regard to saved policies AE2 and AE4 of the Adur District Local Plan.*

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10. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No:11086/01/P3 Location Plan Date Received: 2 Jan 2013
Drawing No:11086/10/P1 Existing Site Plan Date Valid: 6 Nov 2012
Drawing No:11086/30/P1 Existing Elevations Date Valid: 6 Nov 2012
Drawing No:11086/101/P3 Proposed Site Plan Date Valid: 6 Nov 2012
Drawing No:11086/100/P1 Proposed Block Plan Date Valid: 6 Nov 2012
Drawing No:11086/110/P3 Proposed Floor Plan Date Valid: 6 Nov 2012
Drawing No:11086/130/P4 Proposed Elevations Date Valid: 6 Nov 2012

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. The applicant is advised to contact the Contaminated Land Officer, Kate Giddings Tel:- 01273 263357 or kate.giddings@adur-worthing.gov.uk for advice on discharging the requirements of Condition 6 of this permission.