Worthing
BOROUGH COUNCIL

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Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/08/0210/FULL

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

Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL: Change of use from builders storage yard to vehicle storage and reinstating portacabin.

LOCATION : Land east of Willowbrook Road Worthing

DATE REGISTERED 5th March 2008

APPLICANT : M and S Car Sales

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in Location Plan, Drawing No. 5057/02 and supporting documentation which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

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Dated : 28th April 2008

Executive Head of Planning,
Regeneration and Wellbeing

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

2. The following shall not be undertaken at the site or adjacent highway:

   a) Sales of vehicles to the public or trade or viewings of vehicles by the public or trade
   b) Vehicle repairs or maintenance
   c) Vehicle cleaning.
   d) Valeting, except where ancillary to the approved use; and is confined to dry hand valeting where no effluent is discharged either on or off site; and where details of valeting measures and equipment and a designated area to which such valeting shall be confined, have been submitted to and approved in writing by the Local Planning Authority. Thereafter such approved valeting shall only take place within the approved designated area.

   Reason: To prevent disturbance to adjacent residential dwellings, to protect the stock of industrial and storage land; to minimise travel and to prevent contamination of ground water by effluents.

3. The use shall not commence unless and until details of the portacabin have been submitted to and approved by the Local Planning Authority and the development shall not be carried out other than in accordance with any such approval.

   Reason: In the interests of visual amenity.

4. The development hereby permitted shall not commence unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. No part of the site shall be occupied until all drainage works have been carried out and completed in accordance with such details as may be approved by the Local Planning Authority.

   Reason: To ensure that the proposed development is satisfactorily drained and to prevent contamination to ground waters.

5. No external lighting or floodlighting shall be installed or used without the prior approval of the Local Planning Authority.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties and character of the adjacent countryside.

6. The premises shall not be open for trade or business except between the hours of 8 am and 6pm Mondays to Fridays and 8am to 1pm Saturdays and closed at all other times.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

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INFORMATIVES

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
RES7 - Control of Polluting Development
TR9 - Parking Requirements for Development

Saved West Sussex Structure Plan Policies 2001 – 2016

CH1 - Character
CH3 - Settlement pattern and strategic gaps
DEV1 - High Quality Development
DEV4 - Travel needs and choices
DEV5 - Parking Provision
ERA1 - Making the best use of land
ERA4 - Flooding and coastal defence
NE5 - Employment provision

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.