

Simon Davis

From: Simon Davis
Sent: 16 September 2014 17:36
To: [REDACTED]
Cc: Miriam Nicholls
Subject: Unit 1 Oldlands Way, Bognor Regis (BE/23/14/PL)

Dear Victor,

I have spoken in house about your proposal to amend the description of the application. If you wish to amend it then we would have to withdraw the application from the agenda for the 24/09/14 Committee Meeting because we would need to re-advertise the application to local people. However, it could be dealt with under delegated powers if I were to approve the application. Hence, it would not need to wait to hit a later Committee Meeting.

As regards the description of development, I have checked the Land Use Gazetteer and I note that:

- (1) A Builders Yard for Storage and Sales to Trade is a B8 use class (NB this would not require a planning permission)
- (2) A Builders Yard for Storage and Sales to Visiting Members of the Public (VMP) is an A1 use class.
- (3) A Builders Yard for Storage and Sales to both Trade and VMP is a sui generis use class.

Interestingly it appears that a Plumbers Merchants is either sui generis (mixed trade & VMP) or A1 (VMP only) – i.e. no B8 use. I have not looked up other types of merchant/yard and so there may be differences with other types too.

I imagine that you would want option (3). Therefore, I would suggest the following description:

“Change of Use from Class B8 (Storage or Distribution) to a Sui Generis Use as a Builders Merchants type of use with sales to both Trade and VMP and including partial demolition”

I don't see why the above description couldn't include Plumbers Merchants, Timber Merchants or other similar kinds of use.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
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