TOWN AND COUNTRY PLANNING ACT 1990

EG/64/88

Erection of a single
industrial unit

Land to rear of M Triggs
Car Trimmers
Station Approach Barnham Road
Barnham Bognor Regis

Approval of reserved matters following outline approval under EG/0013/84

In pursuance of their powers under this Act and related Orders and Regulations the Council Approve The Reserved Matters of the development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: P H Design
3 Chapel Street
Chichester
West Sussex
PO19 1BU

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

12th September 1988

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| EG/64/88 | Erection of a single industrial unit | Land to rear of M Triggs Car Trimmers Station Approach Barnham Road Barnham Bognor Regis |

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

REASON : To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 2 : This permission relates to the substitute plans submitted on 25th August 1988 and not to those originally submitted.

REASON : For the avoidance of doubt.

CONDITION 3 : The proposed building shall be used for car trimming only and for no other purpose, including any other purpose in the schedule to the Town and Country Planning Use Class Order 1987.

REASON : In the interest of the adjoining residential occupiers.

CONDITION 4 : This permission shall enure for the benefit of M. Triggs only and shall not enure for the benefit of the land.

REASON : Permission would not normally be granted for such development in this location but in granting permission exceptionally the Local Planning Authority have had regard to the particular circumstances relating to the proposal.

CONDITION 5 : Throughout the duration of the present drainage embargo for the area the foul sewage from the building hereby permitted shall only be drained to the proposed private sewage treatment plant and there shall be no direct connection to any main foul sewer throughout the embargo period.

REASON : In order that the existing drainage problems in the area are not exacerbated.

CONDITION 6 : The buildings shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 7 : The existing hedge forming the Western boundary of the site shall be maintained in the present form.

REASON : In the interest of the adjoining residential occupiers.

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CONDITION 8 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : A more intensive use of the site would be likely to cause congestion on adjacent roads through overflow vehicle parking and/or cause harmful environmental effects

CONDITION 9 : No power tools or machinery shall be used at the premises other than portable hand tools.

REASON : To safeguard the amenities of neighbouring properties.

CONDITION 10 : (a) No substance specified in Schedule 1 to the Notification of Installations Handling Hazardous Substances Regulations 1982 (SI 1982 No. 1357)

shall be manufactured, processed, kept or used on the site to which this planning permission relates in such circumstances as will result in the presence in, on, over or under that site of such amount of such substance as taken together with any quantities of the substance which may be present at the same time on land of the description set out in condition (b) below will equal or exceed that amount which constitutes a notifiable quantity of that substance for the purposes of the said Regulations of 1982;

(b) the land referred to in condition (a) above is land:-

(i) which is outside the site to which this planning permission relates, but is in the same occupation.

REASON : In the interests of public safety.

CONDITION 11 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995

no windows or other openings shall b formed in the western wall of the building without the prior permission of the Local Planning Authority on an application in that behalf.

REASON : To protect the amenities of adjoining residential properties.