TOWN AND COUNTRY PLANNING ACT 1990

F/8/90

Outline Application for the
erection of a building/unit
for Industrial Class B1 use

Ford Airfield Industrial Est
Ford
Arundel
West Sussex

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

TO: Kenbridge Ltd
Estate Office, Unit A4
Ford Airfield Industrial Est
Arundel
West Sussex FAO Mr B Bourgein

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

ARUN DISTRICT COUNCIL:F/8/90

8th May 1990

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CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the layout of the site;
(b) the number, siting, design and external appearance of the buildings;
(c) the landscaping of the site;
(d) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 3 : The use shall not be carried on until space has been laid out in accordance with details approved by the Local Planning Authority for the turning, loading and/or unloading of vehicles and the parking of vehicles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

REASON : In the interests of road safety and to accord with approved policy.

CONDITION 4 : No machinery, vehicles or plant shall be operated on the site except between the hours of:-

7.00 a.m. and 6.00 p.m. on Mondays to Fridays inclusive,

7.00 a.m. and 1.00 p.m. on Saturday,

not at any time on Sundays or Public Holidays.

REASON : In the interests of amenity.

CONDITION 5 : No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage areas at any time approved by the Local Planning Authority.

REASON : To safeguard the amenities of neighbouring properties.

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CONDITION 6 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 the building 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 7 : No development shall take place until there has been submitted to and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the buildings or the completion of the development whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced in the next planting with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON : In the interests of amenity and of the environment of the development.

CONDITION 8 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 9 : No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

REASON : To safeguard the amenities of nearby residents.

CONDITION 10 : The premises shall be used only for purposes within Use Class B1 as defined in the Town and Country Planning (Use Classes) Order, 1987.

REASON : To safeguard the amenities of neighbouring properties.

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CONDITION 11 : Noise from operations conducted on the premises shall not exceed 50 db(A) L90 as measured at the southern boundary of the application site between the hours of 7.00 am and 6.00 pm on Mondays to Fridays,and 40db(A) L90 at any other time.

REASON : To safeguard the environment from excessive noise.

CONDITION 12 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.