TOWN AND COUNTRY PLANNING ACT 1990

LU/270/97

2 No. industrial units (6,403 square metres each gross external) including ancillary offices and staff facilities, to be constructed in two phases

New Courtwick Lane
Littlehampton

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: Barton Willmore Planning
Partnership
Beansheaf Farmhouse
Bourne Close Calcot
Reading RG31 7BW

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

20th May 1998

LU/270/97 2 No. industrial units (6,403 square metres each gross

external) including ancillary offices and staff facilities, to be constructed in two phases

New Courtwick Lane
Littlehampton

Subject to Development Plan Departure Procedure.

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 : 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 roofs of the proposed buildings 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 3 : 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 4 : The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

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CONDITION 5 : All planting, seeding or turfing comprised in the approved details of 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 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season 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 6 : The existing trees and hedges shall be retained and protected in a manner to be agreed with the Local Planning Authority before the development commences for the duration of the development and shall not be damaged, destroyed, uprooted, felled, lopped or topped during that period without the previous written consent of the Local Planning Authority. Any trees removed without such consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees of such size and species as may be agreed with the Local Planning Authority.

REASON : To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area.

CONDITION 7 : 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 8 : 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.

CONDITION 9 : 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 : In the interests of the amenities of the occupiers of nearby residential properties.

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CONDITION 10 : 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.

CONDITION 11 : Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious walls. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.

REASON : In order to ensure the protection of the aquifer from contamination.

CONDITION 12 : There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

REASON : In order to ensure the protection of the aquifer from contamination.