



Littlehampton Town Council
Mr P Herbert
Manor House
Church Street
Littlehampton, W Sussex
BN17 5EW

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC4540
Our Ref: LU/328/14/PL
Please ask for:
Mr D Sullivan

16th December 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended)

Construction of side extension to industrial unit
Unit 10 Martello Enterprise Centre Courtwick Lane Wick Littlehampton

Thank you for your internet comments made on 16th December 2014 which has been recorded as 'no objection' with the comments as follows:

Littlehampton Town Council at it's Planning & Transportation Committee meeting held on 15 December 2014 had no objection to this application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Karl Roberts
Assistant Director Planning & Economic Regeneration

Amanda Scholes

DPS

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2014 09:00
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: LU/328/14/PL

From: PlanningSSD [mailto:PlanningSSD@environment-agency.gov.uk]
Sent: 22 December 2014 15:30
To: Planning.Responses
Subject: Planning Consultation on: LU/328/14/PL

Dear Team

LU/328/14/PL

Thank you for consulting us on the above application.

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal.

Please be aware all applications between 0-5 hectares within flood zone 1 shall be left to the local planning authority to provide comments. We recommend you also consult and liaise with the Lead Local Flood Authority (LLFA) and your Council's own Technical Services regarding the surface water aspects of this site.

I hope that the above is satisfactory but if you require any further information please contact me.

Yours sincerely

Environment Agency - Solent and South Downs Sustainable Places East Team Email :-
planningssd@environment-agency.gov.uk



Planning for the
future of water



Have your say on the draft updates to the river basin management plans and the draft flood risk management plans

www.gov.uk/government/consultations/update-to-the-draft-river-basin-management-plans
www.gov.uk/government/consultations/draft-flood-risk-management-plans

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 10 December 2014 17:28
To: PlanningSSD
Subject: Planning Consultation on: LU/328/14/PL

To: Environment Agency

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended) - Articles 16 &
18 Consultation before the grant of permission
Planning Permission**

APPLICATION NO: LU/328/14/PL

Registered: 10th December
2014

Site Address: Unit 10 Martello Enterprise Centre
Courtwick Lane Wick Littlehampton
BN17 7PA

Grid Reference: 502433 103593

Description of Works: Construction of side extension to
industrial unit

The Council have received the above application. I shall be
pleased to receive any observations you may wish to make.

Click here to view the application details

**Should you have any comments to make, these should be
sent by replying to this email
by 08-JAN-15.**

You can also monitor the progress of this application through
the Council web site:

www.arun.gov.uk/planning

**Please be aware that any comments you may make will be
available on our website so please do not insert personal
details or signatures on your reply.**

In the absence of a reply within the period stated, I shall
assume that you have no observations to make.

The officer dealing with this application is Mr D Sullivan who
can be contacted on telephone number 01903 737888.

Regards
Planning Officer



Mr R Brown
4 Norfolk Place
Littlehampton
West Sussex
BN17 5PD

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: LU/328/14/PL

Please ask for:

Mr D Sullivan
01903 737888

Dear Mr Brown

10 December 2014

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application for Planning Permission

Development Construction of side extension to industrial unit

Location Unit 10 Martello Enterprise Centre Courtwick Lane, Wick, Littlehampton

Receipt:

UNKNOWN

Receipt No. P97244 Amount £ 385

Thank you for your application received on 21st October 2014. I am writing to acknowledge that it was accepted as a valid application on 10th December 2014. On receipt of this letter if you have any concerns about the way that the Council has described your application you should contact the Case Officer: Mr D Sullivan, who will be dealing with your application, to discuss the matter.

The Council will publicise this application by means of a site notice on or near the application site and on our website. The notice needs to be displayed for not less than 21 days. During this time I hope you will do all that you can to ensure that it is not removed or defaced and that it is removed at the end of the specified period. If there are any problems with regards to the site notice (e.g. vandalism), please contact your Case Officer.

Your application cannot be determined until the end of the statutory publicity and consultation periods which is 8th January 2015.

You can follow how your application is progressing on the Council's website:

www.arun.gov.uk/planning.

The Council aims to make as many decisions as possible before the end of the statutory determination period, which in this case will be 4th February 2015. However, this is not always possible for a number of reasons, including on-going negotiations or the scheduling of Planning Committees.

If you have not received a decision by 4th February 2015 or agreed in writing to extend the time in which the Council make a decision, you have 6 months in which to appeal to the Secretary of State. Your appeal (under Section 78 of the Town & Country Planning Act 1990) would be that the Council has failed to make a decision and you would be asking a Government Planning Inspector to make the decision instead. You can do this on a form which you can get from the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Or from the planning portal website www.planningportal.gov.uk/planning/appeals/.

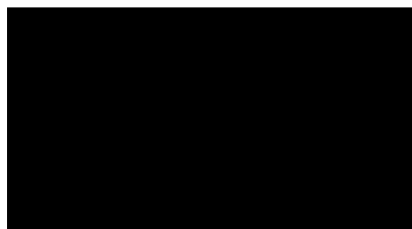
If you allow the Council extra time to make a decision on your application, and you disagree with the decision, you will still be able to appeal within 6 months from the date the decision was issued.

This acknowledgement only relates to this application and not to any other applications you may have made, or may need to make to the Council, for example Building Regulations approval. You will need to carry out your own checks to determine whether any other consents or permissions are required.

For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk or seek your own professional advice. If, in general, you wish to know more about Building Regulation approval and the Building Control Services offered by Arun District Council please see www.arun.gov.uk/buildingcontrol/

Please do not hesitate to contact the case officer if you have any queries.

Yours sincerely



Karl Roberts
Assistant Director Planning & Economic Regeneration

Please note: When an application is submitted online or with an email address in the agent details, most correspondence, including the decision notice will be sent by email. It is therefore important that you inform us if you make any change to your email address during the course of this application.

RECOMMENDATION

LU/194/07/

TOWN AND COUNTRY PLANNING ACT 1990

RECOMMENDATION

Application Ref: LU/194/07/

1 To Addressee**2 Site Address**

Land South Of Unit 10
Martello Enterprise Centre
Courtwick Lane
Littlehampton

3 Description of Development

An additional industrial warehouse unit - Revisions to approval LU/280/01 - Reduction in size, alterations to door and window

4 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.



RECOMMENDATION

LU/194/07/

- CONDITION 1** The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- CONDITION 2** No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by and implemented to the reasonable satisfaction of the Local Planning Authority.

Reason: To prevent pollution of the water environment in accordance with policies ERA5 of the West Sussex Structure Plan and GEN26 of the Arun District Local Plan.

- CONDITION 3** Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water from parking areas and hardstandings susceptible to oil contamination shall be passed through an oil separator designed and constructed to have a capacity compatible with the site being drained. Roof water shall not pass through the interceptor. On going maintenance of the interceptor shall be provided in accordance with the manufacturers instructions.

Reason: To prevent pollution of the water environment in accordance with policies ERA5 of the West Sussex Structure Plan and GEN26 of the Arun District Local Plan.

- CONDITION 4** Any facilities, above ground for the storage of oils, fuels or chemicals shall be sited on an impervious base and surrounded by impervious walls. The volume of the bunded compound should be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land, or underground strata. Associated pipe work should be located above ground and protected from accidental damage. All filling points and tank overflow pipe outlets should be detailed to discharge into the bund. Such facilities shall be constructed and completed in accordance with plans approved by the Local Planning Authority.

Reason: To prevent pollution of the water environment in accordance with policies ERA5 of the West Sussex Structure Plan and GEN26 of the Arun District Local Plan.

- CONDITION 5** 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: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of the locality in general in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 6** No plant machinery and/or equipment or storage associated with the uses hereby permitted shall not take place anywhere on the site except within the approved buildings.

Reason: In the interests of the amenities of the locality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 7** The building hereby permitted shall not be occupied until space has been laid out in accordance with details approved by the Local Planning



RECOMMENDATION

LU/194/07/

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 in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character, in particular through resultant noise pollution, parking provision, or traffic movement, and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1, DEV1, NE1, DEV5, DEV1, ERA1, ERA4

LOCAL PLAN: GEN7, GEN12, GEN32, GEN34, GEN26

NATIONAL POLICIES: PPS1, PPG24, PPG4, PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Case Officer: Mr M Porter





**Proposed Extension to Existing Industrial Unit
South of Unit 10, Martello Enterprise Centre, Courtwick Lane, Littlehampton**

REVISIONS TO SCHEME APPROVED AS LU/194/07

DESIGN and ACCESS

The access proposals are essentially the same as for the approved scheme. The design has been modified to provide an office space at roof level, to replace the existing internal administration room.

ACCESS

The site is part of an established Industrial Estate, and access to the proposed building is by way of the existing hard areas which are laid out to provide adequate access and circulation to all parts of the estate. The proposal should not result in any significant increase in either traffic movements or parking requirement as a result of its use by the Applicant.

DESIGN

The bulk and form of the proposed building is matched to the existing surrounding small industrial units. The building is shielded from viewpoint outside the Enterprise Centre Site by the surrounding buildings. The overall height of many of the adjoining buildings is greater than the maximum height of this proposal.

Apart from the proposed first floor office, the design is very similar to the time-expired approved scheme.

The form of these elements is appropriate for a small industrial unit of this nature.



Carol Cranham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 23 December 2014 09:00
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning Consultation on: LU/328/14/PL

From: PlanningSSD [mailto:PlanningSSD@environment-agency.gov.uk]
Sent: 22 December 2014 15:30
To: Planning.Responses
Subject: Planning Consultation on: LU/328/14/PL

Dear Team

LU/328/14/PL

Thank you for consulting us on the above application.

The site is located in Flood Zone 1, defined by the National Planning Policy Framework (NPPF) as having a low probability of flooding. In this instance, we have taken a risk based approach and will not be providing bespoke comments or reviewing the technical documents in relation to this proposal.

Please be aware all applications between 0-5 hectares within flood zone 1 shall be left to the local planning authority to provide comments. We recommend you also consult and liaise with the Lead Local Flood Authority (LLFA) and your Council's own Technical Services regarding the surface water aspects of this site.

I hope that the above is satisfactory but if you require any further information please contact me.

Yours sincerely

Environment Agency - Solent and South Downs Sustainable Places East Team Email :-
planningssd@environment-agency.gov.uk



Planning for the
future of water



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Regards
Planning Officer

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