

PLANNING APPLICATION REPORT

REF NO: LU/455/07/

LOCATION: Unit 2B
Littlehampton Marina
Ferry Road Littlehampton

PROPOSAL: 3 industrial units formed by division of existing unit, re-clad to match existing with new entrance doors, windows & roller shutter doors

SITE AND SURROUNDINGS

RELEVANT SITE HISTORY

Reference	Description	Decision
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REPRESENTATIONS

Representations received:

Mr P Herbert

Mr P Herbert

Comments on Representations received:

CONSULTATIONS

Head of Highways and Transport

Environmental Health - John Green

Environment Agency

Consultations responses received:

Comments on Consultation responses:

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan:

Arun District Local Plan:

PLANNING POLICY GUIDANCE

RECOMMENDATION

APPROVE CONDITIONALLY

- 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).

- 2 The industrial floor space of the proposed units shall be limited to marine industrial uses and to no other purpose within classes B2 or B8 of the Town and Country Planning (Use Classes) Order 1987.

Reason: In order to conform to Arun District Local Plan policies Site 9 and Policy Area 8.

- 3 Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- 4 If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of the environment and prevention of harm to human health in accordance with policy DEV1 of the West Sussex Structure Plan and policies GEN7 and GEN31 of the Arun District Local Plan .

- 5 INFORMATIVE:

Any works in, under or over the river Arun Tidal Reaches (a classified main river under the jurisdiction of the Environment Agency), or within 15 metres from the landward toe would require the prior consent under the 1991 Water Resources Act and/or byelaws.

- 6 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)and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: DEV1, LOC2, NE8, ERA3

LOCAL PLAN: GEN3, GEN7, POLICY AREA 8, POLICY SITE 8

NATIONAL POLICIES: PPS1, PPS7

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