TOWN AND COUNTRY PLANNING ACT 1990

R/24/87

Outline application for 10,000 sq ft of non-food retail warehouse space with associated vehicle parking to County Planning standards and supporting service area and service road

Land on the South side of New Road Between Windmill Bridge and Darlington Mushroom Laboratories and adjoining the Railway Line Rustington 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: Store Property G Investments
4 Churchill Court
The Street
Rustington
West Sussex

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

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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 building;
(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 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 4 : No building shall be constructed over the existing watercourse which crosses the site unless before development commences details of the culverting together with any proposal for diverting the existing watercourse crossing the site shall be submitted to and approved by the Local Planning Authority. Such culverting and diversion works so approved shall be completed to the satisfaction of the Local Planning Authority before any works for the construction of the building hereby approved is commenced.

REASON : To enable the Local Planning Authority to control the development in detail and to safeguard the existing watercourse on the site.

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CONDITION 5 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 no gate, fence, wall or other means of enclosure shall be erected or constructed on the site unless permission is granted by the Local Planning Authority on an application in that behalf.

REASONS : In order to safeguard the character and visual amenities of the locality

CONDITION 6 : No development shall take place until details of screen walls and

/or fences have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until such screen walls and/or fences have been erected.

REASON : In the interests of amenity.

CONDITION 7 : The building 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 8 : 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.

CONDITION 9 : The retail unit hereby approved shall not be sub-divided and the goods sold shall be restricted to D.I.Y. supplies, electrical goods, gardening requirements, floor coverings, household hardwares, furniture and car accessories, or any other such use as the Local Planning Authority shall agree in writing.

REASON : To comply with the Arun District Council retail policies.