



For Official use only	
Plan No:	2/252/06
Date:	11/9/06

**TOWN AND COUNTRY PLANNING ACT 1990
APPLICATION FOR PLANNING PERMISSION**

Planning Services
Strategy Department
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Tel: (01903) 737500
Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk

6 copies of this form required, together with plans and appropriate fee.

1. APPLICANT DETAILS

Full Name: B P O I L (U K) L T D

Address: C/O A G E N T

Post Code

Telephone No:

AGENT DETAILS

Full Name: R A P L E Y S L L P

Address: M A D D O X H O U S E

1 M A D D O X S T R E E T

L O N D O N

Post Code W 1 S 2 P Z

Telephone No: 0 2 0 7 2 5 5 8 0 4 2

2. TYPE OF APPLICATION

(a) Full planning permission (including changes of use). ☒ Yes ☐ No

(b) Outline planning permission ☐ Yes ☒ No If yes, describe those matters which form part of your application.

a) The layout of the site ☐ Yes ☐ No

b) The number, siting, design and external appearance of the building. ☐ Yes ☐ No

c) The landscaping of the site.

d) The means of access to the site. ☐ Yes ☐ No

(c) Approval of reserved matters following the grant of an outline permission. ☐ Yes ☒ No If yes, describe those matters which form part of your application.

a) The layout of the site ☐ Yes ☐ No

b) The number, siting, design and external appearance of the building. ☐ Yes ☐ No

c) The landscaping of the site.

d) The means of access to the site. ☐ Yes ☐ No

(d) Permission for continuance of use without compliance with a condition imposed on a planning permission.

☐ Yes ☒ No If yes, state the number of the planning permission and the condition number:

a) Planning permission number

b) Condition number

3. (a) Full address or location of the land to which application relates.

Full Name:

R U S T I N G T O N S E R V I C E S T A T I O N

Address:

1 0 2 W O R T H I N G R O A D

R U S T I N G T O N

L I T T L E H A M P T O N

W E S T S U S S E X

Post Code B N 1 6 3 L S

(b) State whether applicant owns or controls any adjoining land. ☒ Yes ☐ No If yes, this land must be edged blue on the location plan.

(c) Area of site. **0.174** hectares/sq.metres*

*Dimensions of the application site and distances from new buildings to boundaries must be clearly indicated on plans in metres.

(d) Description of proposed development

(If residential development, state no. of units proposed and type if known e.g. houses, bungalows, flats.

REPLACEMENT OF EXISTING UNDERGROUND TANKS AND 4 NO. EXISTING PUMPS AND ISLANDS

(e) State whether the proposal involves:

(i) New building(s) or structures(s) ☐ Yes ☒ No

(ii) Alteration or extension of existing buildings ☒ Yes ☐ No

(iii) Change of use only ☐ Yes ☒ No

(iv) Construction of a new access to a highway

Vehicular ☐ Yes ☒ No

Pedestrian ☐ Yes ☒ No

(v) Alteration of an existing access to a highway

Vehicular ☐ Yes ☒ No

Pedestrian ☐ Yes ☒ No

(vi) Closure of existing access ☐ Yes ☒ No

(vii) A Building of Special Architectural or Historic interest or demolition within a conservation area. If yes, a separate application for **Listed Building Consent** or **Conservation Area Consent** may be necessary.

☐ Yes ☒ No

(viii) Any public Right of Way existing within the site.

☐ Yes ☒ No

4. Particulars of Use of Buildings or Land:

(a) Present use

PETROL FILLING STATION

(b) If vacant, the last use

N/A

5. Additional information

- (a) Is the application for industrial, office, warehousing, storage, shopping, commercial purpose or places of public assembly? (see note 5) ☒ Yes ☐ No If yes, complete part 2 of form CP1. Is the application accompanied by an industrial Development Certificate? ☐ Yes ☒ No
- (b) Is the application for the mining or working of minerals? ☐ Yes ☒ No If yes, complete part 4 of form CP1.
- (c) Is the application for an agricultural dwelling or building? ☐ Yes ☒ No If yes, complete part 6 of form CP1.
- (d) Does the proposed development involve the demolition of any residential units? ☐ Yes ☒ No If yes, How many units? (please indicate their positions on plans) _____
- (e) Does the proposed development involve the felling of trees? ☐ Yes ☒ No If yes, please indicate their position on plans.
- (f) Is this an application for joint development, i.e. where the local planning authority has an interest in the development? ☐ Yes ☒ No If yes, please specify interest
☐ Existing ☐ Proposed

6. Plans (See Note 6) N.B. 6 sets of all drawings required. **SITE LOCATION PLAN (REF: 604/12/1, 1:1250)**
EXISTING SITE PLAN (REF: 10112-30-XX, 1:100)
 List of drawings and plans submitted - indicate drawing numbers and scales **PROPOSED TANKS WITH ASSOCIATED WORKS (REF: 10112-25, 1:100)**
ELEVATION PLAN FOR THE PUMP (REF: GLOBAL STAR GS 'H', 1:50)

7. Fees (See Note 7).

If a fee is to be submitted please give the amount. **£135.00**

8. It is important that this application is signed and dated

Signed:

Rapleys

RAPLEYS LLP

Date: 08 / 09 / 2006

on behalf of

BP OIL (UK) LTD

(insert applicants name if signed by an agent)

**Certificate under Article 7 of the Town and Country Planning
(General Development Procedure) Order 1995**

N.B. A signed Certificate MUST accompany this application. (See Note 9).

Certificate A

If the applicant is the owner (a) the following certificate should be completed and signed

(a) 'Owner' means a person having a freehold or a leasehold interest of which not less than 7 years remain unexpired

I hereby certify that:

1. No person other than the applicant was an owner (a) of any part of the land to which the application relates on the day 21 days before the date of the accompanying application.

*2. None of the land to which the application relates is, or is part of, an agricultural holding.

*3. ~~I have/ the applicant has given the requisite notice to every person other than myself/himself who on the day 21 days before the date of application was a tenant of any agricultural holding any part of which was comprised in the land to which the application relates, viz:—~~

~~*Delete where inappropriate~~

Name of Tenant

Address at which Notice was served

Date on which Notice was served

Signed:

Rapleys

RAPLEYS LLP

Date: 08 / 09 / 2006

on behalf of

BP OIL (UK) LTD

(insert applicants name if signed by an agent)

DATA PROTECTION

The information contained in this form will be used by Arun District Council for the purposes indicated and will be further used or transferred to other organisations or individuals, only as the law permits.



Planning Services
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Littlehampton

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e-mail: planning@arun.gov.uk

PLANNING APPLICATION FORM PART 2

For Official use only

App No:

2/252/06

Date:

11/9/06

Additional information required in respect of Applications for industrial, office, warehousing, storage, shopping, commercial purposes or places of public assembly.

6 copies of this form should be submitted.

N.B. Please ensure that all measurements are in metric and use GROSS figures only (external measurement).

1. In the case of industrial development, give a **description** of the processes to be carried on and of the end products, and the type of plant or machinery to be installed.

N/A

2. Name and present address of proposed **occupier**.

B P O I L (U K) L T D
R U S T I N G T O N S E R V I C E S T A T I O N
1 0 2 W O R T H I N G R O A D
R U S T I N G T O N
L I T T L E H A M P T O N

Post Code: B N 1 6 3 L S

3. Is the proposal related to an **existing** use on or near the site? ☒ Yes ☐ No

If so, please explain the relationship.

REPLACEMENT OF EXISTING UNDERGROUND TANKS AND PUMP AND ISLANDS

4. Is this a proposal to **replace** existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? ☐ Yes ☒ No

If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.

N/A

5. Details of floor areas and uses

	Existing Floor Spaces or use (if any)	Proposed New Floor Space or use	Total Floor Space (allow for any space lost)
(a) What is the amount of industrial floor space?	<u>N/A</u> m ²	<u>N/A</u> m ²	<u>N/A</u> m ²
(b) What is the amount of office floor space?	<u>1 3 8</u> m ²	<u>N/A</u> m ²	<u>N/A</u> m ²
(c) What is the amount of retail floor space?	<u>9 5</u> m ²	<u>N/A</u> m ²	<u>N/A</u> m ²
(d) What is the amount of storage or warehousing floor space?	<u>N/A</u> m ²	<u>N/A</u> m ²	<u>N/A</u> m ²
(e) Other uses (please specify)			
<div>CAR WASH</div>	<u>7 0</u> m ²	<u>N/A</u> m ²	<u>N/A</u> m ²
<div></div>	<u></u> m ²	<u></u> m ²	<u></u> m ²
TOTALS	<u>3 0 3</u> m²	<u>N/A</u> m²	<u>N/A</u> m²

6. Staff N/A

	Office (M)ale / (F)emale	Industrial (M)ale / (F)emale	Other Staff (M)ale / (F)emale
(a) Number of staff in existing premises on the site?	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>
(b) How many new staff will be employed on the site as a result of the development?	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>
(c) If you propose to transfer staff from other premises, please give details of the numbers involved and of the premises affected.	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>	(M) <u></u> (F) <u></u>

7. Place of Public Assembly N/A

In the case of restaurants, hotels, public houses, theatres, cinemas, meeting halls, etc. please specify

- (a) seating capacity
- (b) bar floor area m²
- (c) bedrooms

8. What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site?

(Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes).

N/A

9. What is the estimated vehicular **traffic** flow to the site during a normal working day?

(Please include all vehicles except those used by individual employees driving to work).

N/A

10. What is the nature, volume and proposed means of disposal of any trade effluent or trade **refuse**?

N/A

11. Will the proposed use involve the use of storage of any materials of type and quantity mentioned in note 11?

☐ Yes ☒ No

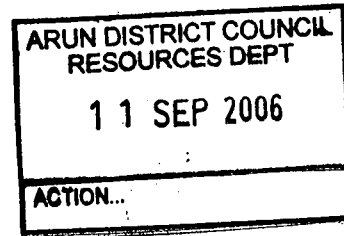
If Yes, state material and approximate quantities.

N/A

WH/ljs/604/12/1

8 September 2006

Head of Planning Services
Arun District Council
Maltravers Road
LITTLEHAMPTON
West Sussex
BN17 5LF



Dear Sir

RE: PLANNING APPLICATION ON BEHALF OF BP OIL (UK) LTD FOR REPLACEMENT OF EXISTING UNDERGROUND TANKS AND 4 NO. EXISTING PUMPS AND ISLANDS AT RUSTINGTON SERVICE STATION, 102 WORTHING ROAD, RUSTINGTON, LITTLEHAMPTON, BN16 3LS

We act on behalf of BP Oil (UK) Ltd and are instructed to submit a planning application for replacement of the existing petrol filling station facilities. Specifically, the development proposes:

"Replacement of existing underground tanks and 4 no. existing pumps and islands."

Accordingly, we enclose the following documentation in support of the planning application.

- i) Six no. copies of the planning application form, signed and dated;
- ii) Six no. copies of the planning application form part 2;
- iii) Six no. copies of site location plan (Ref: 604/12/1);
- iv) Six no. copies of existing plan (Ref: 10112-30-XX);
- v) Six no. copies of proposed tanks with associated works plan (Ref: 10112-25);
- vi) Six no. copies of elevation plan for the pumps (Ref: Global Star GS 'H')
- vii) Six no. copies of a visual image of the pumps;
- viii) Six no. copies of certificate A, signed and dated, and
- ix) A cheque made payable for your Authority for £135 to cover the application fee.

In addition, we would be grateful if the content of this letter could be taken into account in the determination of the planning application.

The Proposal

The existing petrol filling station facilities are outdated and suffer from a number of operational difficulties and therefore are in need of replacement.

Site and Surroundings

The site is located on B2187 Worthing Road, close to Artex Avenue which leads to the Rustington Trading Estate.



The immediate area is characterised by a mix of residential and commercial/industrial uses. The site is situated opposite a terrace of modern town houses and a nursing home and is adjacent to residential terraced properties to the east. The site immediately abuts an annex electricity sub station and several commercial lock up garages to the west. Rustington Trading Estate, comprising a range of industrial and commercial buildings, adjoins the site to the rear.

Planning Policy

The relevant development plan is the adopted Arun District Local Plan (Adopted 2003).

There are no site specific policies for the application site nor are there any policies relating specifically to petrol filling stations.

Policy GEN22 appears to be the most relevant policy for the proposed development. The policy states that alterations, extensions or other development, which would adversely affect the appearance, character and setting of buildings for the surrounding area will not be permitted.

There are no relevant supplementary planning guidance for this proposal or site.

Issues

Against the above background, the following should be noted:

The proposed replacement of the underground tanks is needed as the existing tanks are aged and suffer from decay. The work will be carried out on the existing underground facility, therefore there will be no impact on the surface area or the surrounding area.

The replacement of the existing pumps and islands are of standard design, which will update the outdated design and appearance. Therefore, the proposal will contribute to the improvement of the appearance of the petrol filling station and the surrounding area.

There are no additional buildings or structures proposed to the existing site therefore there will be no detrimental impact on the character and appearance of the site or the surrounding area.

Accordingly, the proposal is acceptable in planning terms and we trust therefore that planning permission will be forthcoming.

We look forward to receiving acknowledgement of the safe receipt of this application, marked for the attention of Miss Wakako Hirose.

Yours faithfully

Rapleys LLP

info@rapleys.co.uk
0870 777 6292

Enc.