

MID SUSSEX DISTRICT COUNCIL

FULL PERMISSION

Application number: BH/205/24

Received on 25 OCT 84

West Sussex

TOWN AND COUNTRY PLANNING ACT, 1971

APPLICANT : ASHWYN DEVELOPMENTS LTD

C/O : CHRISTOPHER DODD, BA ARIBA

ADDRESS : 87 CHURCH ROAD
HOVE
EAST SUSSEXDESCRIPTION : ERECTION OF 10 STARTER INDUSTRIAL UNITS
LOCATION : PLOT 1, SHEDDINGDEAN SMALL INDUSTRIES CENTRE, LONDON ROAD,
SURGESS HILL

The Council hereby notify you that they GRANT planning permission for the above development to be carried out in accordance with the submitted application and plans and SUBJECT to compliance with the following conditions and reasons:-

1. The development for which permission is hereby granted must be begun not later than the expiration of 5 years beginning with the date of this permission.

Reason: To comply with Section 41 of the Town and Country Planning Act 1971.

2. The parking spaces and turning facilities shown on the submitted plans shall be provided and constructed to the satisfaction of the Local Planning Authority before the buildings are first occupied. The areas of land so provided shall not 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.

3. No raw materials, finished or unfinished products or cargo, 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.

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4. Before development is commenced a landscaping scheme shall be submitted to and approved by the Local Planning Authority and shall be implemented within one year of the commencement of the development or such extension of time as may be agreed in writing by the Local Planning Authority as if its terms were incorporated in this condition.

Reason: In the interests of amenity and of the environment of the development.

5. The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: In the interests of the environment of the development.

6. This permission relates to the amended plans submitted on 29th November 1984 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

7. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays.

Reason: To safeguard the amenities of nearby residents.

8. Except with the prior consent in writing of the Local Planning Authority, no more than one factory unit having a floor area of 150 square metres or less shall be occupied at any one time by any one firm or subsidiary thereof.

Reason: In order to maintain the availability of small units as starter factories in accordance with Structure Plan policy and the policies contained in the Burgess Hill District Plan.

9. The screen fences shown on the approved drawings shall be erected before the building is first occupied and shall thereafter be maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity.

10. Before first occupation of any part of the building, a brick wall to a height of 1.8m and a total length of 11m shall be erected on the southern and western boundaries to screen the proposed waste skips compound.

Reason: In the interests of residential amenity.

11. Noise from operations conducted on the premises shall not exceed 44 dB(A) C.N.L., as measured at the boundaries of the application site, between the hours of 7.00 a.m. and 7.00 p.m. on Mondays to

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Fridays and 8.30 a.m. and 7.00 p.m. on Saturdays and 40 dB(A) C.M.L. at any other time.

Reason: In the interests of residential amenity.

12. The premises shall not be used other than for light industrial purposes falling within Class III of the Town and Country Planning (Use Classes) Order 1972 unless written consent is granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard local amenities.

13. Before any units are occupied, a scheme shall be submitted to and approved by the Local Planning Authority of the proposed one-way circulation on the site, giving such details as the IN and OUT signs and road markings defining a clear-way through the site. Such clear-way markings shall be carried out before the units are occupied and shall be maintained and the way kept clear of all obstructions at all times to the satisfaction of the Local Planning Authority.

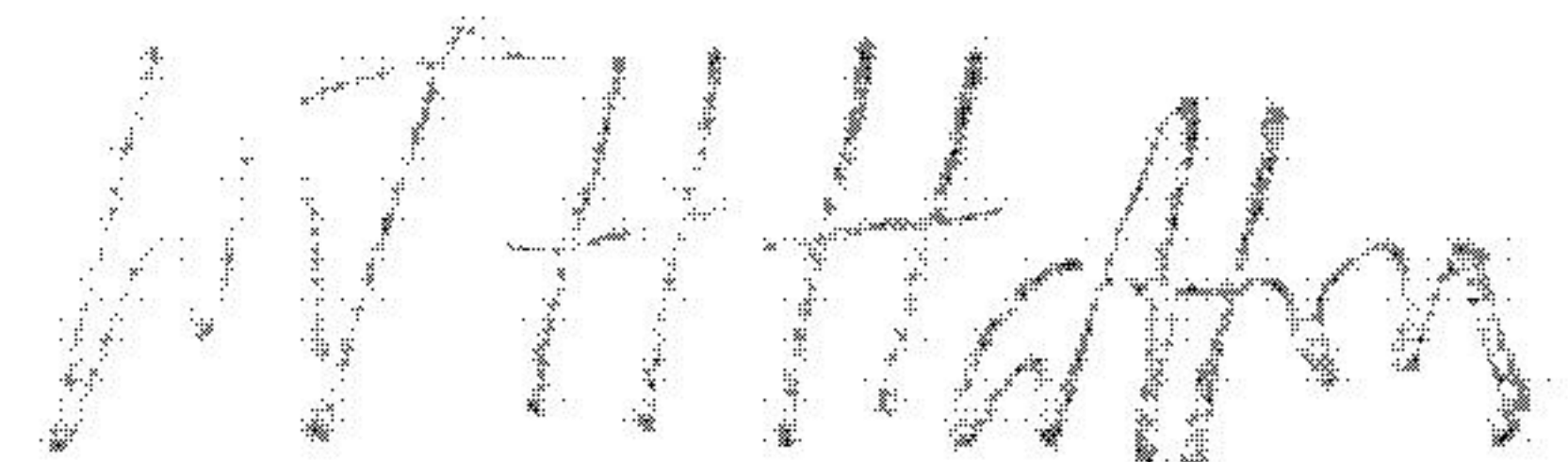
Reason: In the interests of highway safety.

14. The premises shall not be occupied except between the hours of 7.00 a.m. and 7.00 p.m. Mondays to Fridays and 8.30 a.m. and 7.00 p.m. Saturdays and shall not be occupied on Sundays or Public Holidays.

Reason: In the interests of residential amenity.

Date 30 NOV 84

Signed



DISTRICT PLANNING OFFICER

NB- IT IS IMPORTANT THAT YOU SHOULD READ NOTE 'A' ACCOMPANYING THIS FORM.