

Mr James Meachim
J W Stratton Ltd
Steton Works
Turners Hill Road
Crawley Down
RH10 4HQ

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

APPLICATION FOR DISCHARGE OF PLANNING CONDITION

REFERENCE: DM/25/1060

DESCRIPTION: DISCHARGE OF CONDITION NOS 6, 7 AND 8 RELATING TO
PLANNING APPEAL AP/23/0015 (ORIGINAL APP DM/22/0867)

LOCATION: PALMERS AUTOCENTRE TYRES, PALMERS AUTOCENTRE
TYRES, TURNERS HILL ROAD, CRAWLEY DOWN

DECISION DATE: 8 MAY 2025

CASE OFFICER: JOANNE FISHER - JOANNE.FISHER@MIDSUSSEX.GOV.UK

I refer to your application for approval of details reserved by condition received 22nd April 2025.

The Authority has considered your application, and I can confirm the following:-

Conditions:

7. The submitted site investigation report - Phase 2 Report on a Site Investigation report ref 24/12836/A/GO dated May 2024 is considered acceptable. I hereby discharge condition 7 attached to appeal reference AP/23/0015.

Unfortunately I am unable to formally discharge the following condition(s) for the reason(s) below:

6. I am currently awaiting the response from the Council's Drainage Engineer. Once this has been received I will be in contact with you further.
8. Condition 8 is a phased condition in that it requires a detailed remediation scheme to be submitted to and approved and then carried out, and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved.

Whilst a Phase 3 Remediation Method Statement report reference 25/12836/B/GO dated March 2025 has been submitted, a verification report is still required.

In light of this, I would **part discharge** condition 8 of planning reference AP/23/0015. This condition however **cannot** be fully discharged until a verification report has been submitted to and approved in writing.

I would appreciate your attention to the above matter, please submit the outstanding requirements as soon as possible, in order that this matter can be given further consideration.

A handwritten signature in black ink, appearing to read 'Ann Biggs', with a stylized, cursive script.

Ann Biggs
Assistant Director Planning and Sustainable Economy

SPDCOZ

APPEALS TO THE SECRETARY OF STATE

Notes for Applicants

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town and Country Planning Act 1990.

However, if

- (i) this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice; or
- (ii) an enforcement notice is subsequently served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within:
 - 28 days of the date of service of the enforcement notice, or
 - within 12 weeks in the case of a householder appeal of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so using a form which you can get from The Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.