

Public Document Pack

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A meeting of **Planning Committee** will be held in Committee Rooms, East Pallant House on **Wednesday 15 June 2022 at 9.30 am**

MEMBERS: Mrs C Purnell (Chairman), Rev J H Bowden (Vice-Chairman),
Mr G Barrett, Mr B Brisbane, Mr R Briscoe, Mrs J Fowler,
Mrs D Johnson, Mr G McAra, Mr S Oakley, Mr H Potter, Mr D Rodgers,
Mrs S Sharp and Mr P Wilding

SUPPLEMENT TO AGENDA

16 **Consideration of any late items as follows:** (Pages 1 - 15)

The Planning Committee will consider any late items announced by the Chairman at the start of this meeting as follows:

- a) Items added to the agenda papers and made available for public inspection
- b) Items which the chairman has agreed should be taken as matters of urgency by reason of special circumstances to be reported at the meeting

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Parish: Kirdford	Ward: Loxwood
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KD/21/00427/FUL

Proposal	Erection of 1 no. timber workshop building on existing light industrial /commercial land.		
Site	The Workshop Village Road Kirdford RH14 0NW		
Map Ref	(E) 501464 (N) 126984		
Applicant	Mr Ken Clayton	Agent	Mr Mike Sutton

RECOMMENDATION TO PERMIT



	NOT TO SCALE	<p>Note: Do not scale from map. For information only. Reproduced from the Ordnance Survey Mapping with the permission of the controller of Her Majesty's Stationery Office, Crown Copyright. License No. 100018803</p>
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1.0 Reason for Committee Referral

1.1 Parish Objection - Officer recommends Permit

2.0 The Site and Surroundings

- 2.1 The site is located on the south-western side of Village Road in Kirdford, on a semi-wooded area adjacent to a bus-stop and parking layby. This is the main route through the village. The site is within the defined Settlement Boundary of Kirdford, although immediately adjacent to open countryside to the west. The street scene is characterised by wooded land on the south-western side of the street with small and widely spaced buildings set-back from the highway, leading out of the village which is heavily wooded and rural in character. The area to the north, east and south-east is significantly more built up comprising the main residential settlement. The area on the north-west of the road contains the village green and shops on Russett Place. There are a group of dwellings to the north of the site on the highway, and a row of commercial units to the rear of these dwellings which are part of the designated "Commercial Hub Development Site" as defined by the Neighbourhood Plan.
- 2.2 The existing building in the adjacent site to the south-east is a single storey, single room structure in painted brick with pitched tiled roof in a clearing in the trees. The Workshop is designated an Asset of Community Value in the Kirdford Neighbourhood Plan. The building to the north-west of the site is a similar timber workshop. The application site is also designated as a 'Commercial Hub Development Site' within the Neighbourhood Plan.
- 2.3 There are no constraints with regards to flood risk, listed building or conservation areas, or protected trees.

3.0 The Proposal

- 3.1 The application proposes the erection of a timber workshop building for business use (Use Class E(g)(iii)) (formerly B1(c)).
- 3.2 The proposed building would comprise a pitched.cat-slide roof with barn style door to front and windows on both sides. Internally, the floorspace is open plan with the inclusion of a WC.
- 3.3 The dimensions of the proposed workshop building are as follows: 7750mm wide x 5400mm deep x 3771mm max height.

4.0 History

08/04674/FUL	REF	Two storey extension and conversion of commercial premises to form new shop.
10/04101/FUL	REF	Demolition of existing building and erection of replacement single storey office/workshop building.
13/00187/FUL	REF	Change of use and associated works including extensions to existing workshop to create new residential dwelling unit.

13/04201/P3JPA	APPRET	Change of Use from office (B1a) to dwelling (C3).
14/00840/FUL	REF	Change of use of building to a single dwelling.
17/00823/FUL	WDN	Oak frame 2 bay garage/workshop.
17/01798/FUL	PER	Change use of workshop to dog grooming service with retail sales.
17/02960/FUL	REF	Oak framed workshop.
19/00553/FUL	PER	Construction of an oak framed workshop for business use.

5.0 **Constraints**

Listed Building	NO
Conservation Area	NO
Rural Area	NO
AONB	NO
Strategic Gap	NO
Tree Preservation Order	NO
EA Flood Zone	FZ1
- Flood Zone 2	NO
- Flood Zone 3	NO
Historic Parks and Gardens	NO

6.0 **Representations and Consultations**

6.1 **Parish Council**

Further comments (13 January 2022)

After consideration at their meeting held on 5th January, Kirdford Parish Council wish to uphold their objection to this application for the reasons previously submitted to CDC, which are: There have been breaches of the previous planning reported at this site (reference KD/21/00016/CONBC - Breach of Condition 4 (Ecological Enhancement and Landscaping Scheme) of planning permission: 19/00553/FUL.) I attach for reference the Development Management Procedure Order. Please note Condition 4 (a) and (c) in particular. You may be interested to note that mature trees were removed from the site on 11 Jan 2021. The planning application was received by CDC on 12 Feb 2021.

Original comments (17 March 2021)

There have been breaches of the previous planning reported at this site (reference KD/21/00016/CONBC - Breach of Condition 4 (Ecological Enhancement and Landscaping Scheme) of planning permission: 19/00553/FUL therefore this planning application should be refused.

6.2 Natural England (summarised)

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED We consider that without appropriate mitigation the application would: have an adverse effect on the integrity of the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and Ramsar site (together the Habitats Sites)

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured as set out in the accompanying Habitats Regulations Assessment (HRA): A rainwater harvesting unit with a 24,400l/annum capacity

We advise that an appropriate planning condition or obligation is attached to any planning permission to secure these measures in perpetuity.

Natural England commented that there appears to be a small but significant error in the water neutrality calculations which is enough that based on the applicant's calculations the development is not able to demonstrate water neutrality whereas based on our review of the calculations the development is, in fact, water neutral. We have reached this conclusion as it appears from the calculations provided, that the normalisation factor, was not included in the calculations provided for the offset in the HRA, Once the normalisation calculator is added this demonstrates water neutrality.

Based on the above the conclusion of the HRA requires updating as it currently predicts a small increase in water use which as a result of this application will not have a significant impact on the Habitats Sites. However, in order to ascertain no adverse effect on integrity (AEIOI) of the Habitats Sites developments within Sussex North, it must not result in even the most minor adverse impact (demonstrating water neutrality being one way of doing this). This is because environmental caselaw states that where existing impacts are already causing designated sites to decline in condition then any further change, however small, must be considered significant. However, the reworked calculations demonstrate that this development is in fact water neutral, which will not result in even a small increase in water use and based on this our advice is that the HRA is able to conclude no AEIOI.

6.3 WSCC Local Highway Authority (summarised)

The LHA does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 111), and that there are no transport grounds to resist the proposal.

6.4 CDC Economic Development

The Economic Development Service has no objections with this planning application.

This proposal is for the erection of a new building on existing light industrial or commercial land. In general, we support the use of brownfield land for continued commercial uses.

The proposal will support the economy in the local area by re-purposing the existing brownfield land and provide additional employment space. The applicant is making use of existing space in order to grow business accommodation. The application will provide space for and support small businesses, through the provision of flexible, modernised commercial accommodation, making efficient use of brownfield land

6.5 CDC Environmental Strategy

The Ecological Appraisal has been updated and the proposals within it are acceptable and should be conditioned should permission be granted, including:

- o A Bat Sensitive Lighting Scheme will need to be provided and approved by the LPA. This should minimise any external lighting and any lighting sources should be downlighters, with a wavelength and lux which minimises the impact on bats;
- o Vegetation removal outside the bird nesting season February to September;
- o Four bird boxes as detailed within the report;
- o Protection with fencing of northern boundary woodland;
- o Planting of native hedge along the northern boundary.

6.6 CDC Drainage

Surface Water Drainage:

The documents submitted in support of this application suggest that the proposed means of surface water drainage is through on-site infiltration via soak-away structures. This approach is acceptable in principle as it follows the hierarchy of preference as set out in Approved Document H of the Building Regulations and the SuDS Manual produced by CIRIA. Wherever possible, driveways, parking spaces, paths and patios should be of permeable construction. Due to the scale and nature of the proposed development we have no conditions to request. However, surface water drainage infrastructure must be designed and constructed in accordance with current building regulations.

Flood Risk:

The site is wholly within flood zone 1 (low risk). However, the surface water flood risk maps do show that this site is susceptible to surface water flooding; therefore the applicant should be advised that it may be prudent to slightly elevate the fixed floor levels of the proposed workshop.

6.7 Third party objection comments

One third party representations of objection have been received concerning the following matters:

- Visual impact of an additional workshop

7.0 Planning Policy

The Development Plan

- 7.1 The Development Plan for the area comprises the Chichester Local Plan: Key Policies 2014-2029, the CDC Site Allocation Development Plan Document and all made neighbourhood plans. The Kirdford Neighbourhood Plan was made on the 22 July 2014. and forms part of the Development Plan against which applications must be considered.
- 7.2 The principal planning policies relevant to the consideration of this application are as follows:

Chichester Local Plan: Key Policies 2014-2029

Policy 1: Presumption in Favour of Sustainable Development
Policy 2: Development Strategy and Settlement Hierarchy
Policy 3: The Economy and Employment Provision
Policy 8: Transport and Accessibility
Policy 25: Development in the North of the Plan area
Policy 26: Existing Employment Sites
Policy 29: Settlement Hubs and Village Centres
Policy 38: Local and Community Facilities
Policy 39: Transport, Accessibility and Parking
Policy 40: Sustainable Design and Construction
Policy 48: Natural Environment
Policy 49: Biodiversity

Kirdford Neighbourhood Plan

SD.1: Sustainable Development
EM.2: Nature Conservation Sites
CP.2: Village Commercial Hub
DS.2: Encouraging Quality Design
DS.3: Off-Road Parking

Chichester Local Plan Review Preferred Approach 2016 - 2035

7.3 Work on the review of the adopted Local Plan to consider the development needs of the Chichester Plan Area through to 2036 is now well underway. Consultation on a Preferred Approach Local Plan has taken place and following detailed consideration of all responses to the consultation, it is intended that the Council will publish a Submission Local Plan under Regulation 19 in 2022. Following consultation, the Submission Local Plan will be submitted to the Secretary of State for independent examination. In accordance with the Local Development Scheme, it is anticipated that the new Plan will be adopted by the Council in 2023. However, at this stage, it is considered that very limited weight can be attached to the policies contained within the Local Plan Review.

National Policy and Guidance

7.4 Government planning policy now comprises the revised National Planning Policy Framework (NPPF 2019), which took effect from 19 February 2019. Paragraph 11 of the revised Framework states that plans and decisions should apply a presumption in favour of sustainable development, and for decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or*
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas of assets of particular importance provides a clear reason for refusing the development proposed; or*
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.**

7.5 Consideration should also be given to the following paragraph and sections: Sections 2, 4, 11, 12 and 15. The relevant paragraphs of the National Planning Practice Guidance have also been taken into account.

Other Local Policy and Guidance

7.6 The following documents are material to the determination of this planning application:

- Surface Water and Foul Drainage SPD
- CDC Waste Storage and Collection Guidance
- Kirdford Village Design Statement

7.7 The aims and objectives of the Chichester in Partnership Community Strategy 2016-2029 which are relevant and material to the determination of this planning application are:

- Maintain low levels of unemployment in the district
- Prepare people of all ages and abilities for the work place and support the development of life skills
- Develop a local workforce that meets the needs of local employers
- Support local businesses to grow and become engaged with local communities
- Influence local policies in order to conserve and enhance the qualities and distinctiveness of our area

8.0 Planning Comments

8.1 The main issues arising from this proposal are:

- i. Principle of development
- ii. Design and impact upon character of the surrounding area
- iii. Impact upon amenity of neighbouring properties
- iv. Highways and Parking
- v. Ecological considerations
- vii. Other matters

Assessment

i. Principle of development

8.2 The application site is designated as a Commercial Hub Development Site as defined by Neighbourhood Plan Policy CP.2. This policy supports retail and business uses (A1, A2 and B1) within the defined area of the village, providing the proposal is acceptable with regards to scale, design, and character, does not impact upon neighbouring or visual amenity, would not generate significant traffic, and provides adequate parking. Local Plan Policies 3, 25 and 26 also support a wider range of employment opportunities and employment expansion at appropriate or existing sites.

8.3 The proposal is for a business workshop, which is classed as E(g)(iii) use, and within a designated employment site within the settlement boundary of Kirdford. A new business building within this location is therefore specifically supported by the Neighbourhood Plan and generally supported by Local Plan Policies. A condition can be attached limiting the use of the site to E(g)(iii) use, in accordance with Policy CP.2 of the Neighbourhood Plan and to prevent the site from being used for other use classes which would need to be re-assessed.

8.4 The principle is therefore considered to be acceptable, and in accordance with the Local Plan and Neighbourhood Plan. Additionally, CDC Economic Development support the application and the principle of an employment use within the site was accepted within the application 19/00553/FUL, which is material to the consideration of this application.

ii. Design and impact upon character of the surrounding area

8.5 The proposed building is of modest scale and massing; being single-storey in height with cat-slide roof to reduce the bulk and having a comparable footprint to the two adjacent commercial buildings, in addition to being sited in an appropriate location within the site and broadly in-line with the neighbouring workshop. The proposed materials are also considered to be appropriate for the semi-rural nature of the area and countryside backdrop, utilising almost wholly timber. Landscaping is proposed and can be secured via condition to ensure the semi-rural character of the area would be preserved. The proposal is therefore considered to be of an acceptable scale, form and design and would be in-keeping with the street scene and character of the surrounding area; thus complying with Local Plan Policies 2 and 47 and Local Plan Policies CP.2 and DS.2.

iii. Impact upon amenity of neighbouring properties

8.6 The site of the proposed E(g)(iii) building is adjacent to two existing business uses with no nearby dwellings. By virtue of the separation distance to neighbouring residents and surrounding uses being complimentary businesses, the proposal is not considered to be detrimental to the neighbouring amenity or the amenity of nearby businesses. Nevertheless, given the proposed use is likely to involve light industrial processes and some noise, and the wider area consists of open countryside and residential estates, it is considered necessary to impose a condition restricting hours of use to standard daytime hours. It is recommended that 0800-1900 Monday - Friday and 0900-1700 on Sundays/Bank Holidays would be a reasonable restriction that would not inhibit viability or flexibility for potential users. These hours would reflect those permitted for the adjacent commercial unit.

iv. Impact upon highway safety and parking

8.7 The application site, which includes the existing commercial unit known as 'The Workshop' and the siting of the proposed commercial building, is accessed via a dropped kerb at the very end of a parking lay-by for the surrounding area. The proposal would utilise this existing site access for vehicles. The access is in place as it stands and is not considered to be detrimental to highway safety.

8.8 With regards to parking and turning within the site, there is space for 1 no. 2.4m x 4.8m car parking space to the side of the new building, and likewise for the existing unit, with adequate space for turning between. The LHA have reviewed the proposed parking provision. Under WSCC guidance 1 space per 30 sqm. is required for the use proposed. The application site is 41.85 sqm. Following the above guidance, the LHA anticipates that the development requires 2 spaces. The applicant has only provided one with a shared turning area however, due to the location it is considered that there would be ample overflow parking within the lay-by and surrounding area if needed.

8.9 Manual for Streets guidance states that, vehicle exits at the back edge of the footway mean that emerging drivers will have to take account of people on the footway. The absence of wide visibility splays at minor accesses will encourage drivers to appear more cautiously - similarly, to how vehicles pull out when visibility along the carriageway is restricted. Following this guidance, the LHA raises no concerns in respect of the existing access arrangements. Cycle parking can be conditioned, along with the proposed parking and turning arrangements as shown. Subject to this, the proposal is considered to be acceptable with regards to highway safety, would provide adequate on-site parking, and would not materially impact upon the local transport network; thus complying with Local Plan Policy 39 and Neighbourhood Plan Policies CP.2 and DS.3.

v. Ecological considerations

8.10 Policy 49 of the Local Plan and Policy EM.2 of the Neighbourhood Plan require development to conserve and enhance biodiversity within the site/wider area.

8.11 Since the previous application on the site (19/00553/FUL) was granted permission, and prior to submission of this application, a significant part of the site has been cleared of vegetation and potential habitats for protected species such as bats and dormice. As none of the removed trees were protected, and clearance of vegetation does not require planning consent in itself; with protected species being covered under separate legislation, this removal cannot be considered retrospectively as part of this application. However, it is still a requirement under the Local Plan, Neighbourhood Plan, and Section 15 of the NPPF 2021 that biodiversity is not only preserved, but also enhanced. Given the rural nature of the site, previous likely habitats for protected species, and existing habitats being present within the immediate surrounds, it is considered that mitigation and ecological enhancements would be appropriate. The proposed enhancements and mitigation have been submitted and agreed by the Council's Ecology Officer and these details can be secured by condition to be delivered.

8.12 Therefore, subject to condition requiring robust ecological enhancement, replanting and restoring of habitats, the proposal can be considered to provide sufficient mitigation and enhancement of biodiversity in accordance with local and national policy and guidance; thus is acceptable in this regard.

vi. Impact upon European Sites

8.13 Natural England has stated they cannot with certainty advise that the abstraction of water from the Sussex North Water Resource is not having an adverse impact on integrity on the Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and RAMSAR sites. Subsequently Natural England published a position statement which is clear that development must not add to the impact of water abstraction upon these designated sites. The Local Planning Authority considers that the proposal, without mitigation, would likely lead to an increase in water consumption, which is likely to have a significant effect upon European Designated Sites.

- 8.14 In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures should be secured as set out in the accompanying Habitats Regulations Assessment (HRA): A rainwater harvesting unit with a 24,400l/annum capacity The proposal would use rainwater harvesting systems to collect and store up to 3000l of water across the proposed building and an existing adjacent building, which would be used to service W. C's. These installations would reduce the development demand on rainwater to 1.26l per day.
- 8.15 Natural England have provided a comment on the proposed mitigation strategy, and they raise no objection. It is noted that there was an error in the calculations provided by the applicant that informed the appropriate assessment carried out by officers. However Natural England have advised the Council of the error and undertaken their own calculations which were provided to the Council. It is their assessment that the development would be water neutral, and a new water neutrality statement has been provided with updated calculations based on the calculations from Natural England.
- 8.16 The applicant has agreed with the calculations set out by Natural England and has provided an updated water neutrality statement the updated appropriate assessment has been completed. The proposal would use rainwater harvesting systems to collect and store up to 3000l of water across the proposed building and an existing adjacent building, which would be used to service W.C's. These installations would result in a net negative water usage of -2.74 l/p/day. Based on the information provided and the comments from Natural England it is considered that the proposal would be water neutral and would not cause harm to the designated sites within the Arun Valley. The proposal would therefore be acceptable in this respect.

Conclusion

- 8.17 Based on the above, it is considered that the proposed development would not result in any undue impact on neighbouring amenity and would be in keeping with the character of the surrounding area whilst being acceptable in terms of its impacts upon ecology and highway safety. The proposed additional commercial unit is therefore considered to comply with development plan policies and national policy, and therefore the application is recommended for approval.

Human Rights

- 8.18 In reaching this conclusion the Human Rights of the applicants and nearby occupiers have been taken into account and it is concluded that the recommendation to permit is justified and proportionate.

RECOMMENDATION

PERMIT subject to the following conditions and informatives:-

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

3) No part of the development hereby permitted shall be first brought into use until covered and secure cycle parking spaces have been provided in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

4) **No part of the development hereby permitted shall be first occupied** until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

5) Prior to completion of the development or first occupation of the building hereby permitted, whichever the earlier, the following ecological enhancements shall be provided:

a) Four bird boxes shall be installed on the building and or tree within the site.

Thereafter the bird boxes shall be maintained as approved in perpetuity.

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

6) No part of the development shall be first occupied until the on-site water neutrality mitigation measures for that unit have been fully implemented and are operational and a verification report for all the onsite water neutrality mitigation measures has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the necessary mitigation measures to ensure an alternative water supply is in place prior to occupation of the development. In the interests of biodiversity.

7) **The development hereby permitted shall not be first brought into use** until a scheme detailing hard and soft landscape works has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include plans showing the proposed finished levels or contours; means of enclosure; car parking layouts; other vehicles and pedestrian access and circulation areas; details and samples of the hard surfacing materials; and a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities and a programme for the provision of the hard and soft landscaping. Thereafter the scheme shall be carried out in accordance with the approved details and once provided, the works shall be retained in perpetuity.

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

8) The development hereby permitted shall not be constructed other than in accordance with the materials specified within the application form and plans, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that a harmonious visual relationship is achieved between the new and the existing developments.

9) The implementation of this planning permission shall be carried out strictly in accordance with the Preliminary Ecological Appraisal (11th August 2021).

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

10) Any works to the trees or vegetation clearance on the site should only be undertaken outside of the bird breeding season which takes place between 1st March - 1st October. If works are required within this time an ecologist will need to check the site before any works take place (within 24 hours of any work).

Reason: To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

11) No development shall commence on site, including demolition, until protective fencing has been erected along the northern boundary woodland. Thereafter the protective fencing shall be retained for the duration of the works, unless otherwise agreed in writing by the Local Planning Authority. No unauthorised access or placement of goods, fuels or chemicals, soil or other materials shall take place inside the fenced area and there shall be no burning of materials where it could cause damage to any tree or tree group to be retained on the site or on land adjoining at any time.

Reason: To ensure that trees, shrubs and other natural features to be retained are adequately protected from damage to health and stability and to To ensure that the protection of ecology and/or biodiversity is fully taken into account during the construction process in order to ensure the development will not be detrimental to the maintenance of the species.

12) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no external illumination shall be provided on the site other than in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme in perpetuity.

Reason: In the interests of protecting wildlife and the character of the area.

13) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987 (as amended), and the Town and Country Planning (General Permitted Development) Order 2015, or in any other statutory instrument amending, revoking and re-enacting the Order, the building hereby approved shall only be used for the purposes of E (g) Uses; and for no other purpose or Use Class.

Reason: To safeguard the amenities of neighbouring properties and in the interests of highways safety, and to allow the LPA to properly consider the potential impact of any other type of development/use.

14) The commercial premises hereby approved shall not be used except between the hours of 0800 - 1900 during Monday to Friday, and between the hours of 0900 - 1700 during weekends and public holidays.

Reason: To safeguard the amenities of neighbouring properties.

15) The proposed hard surface/s hereby permitted shall either be made of porous materials or provision shall be made to direct run-off water from the hard surface/s to a permeable or porous surface within the site and thereafter shall be maintained as approved in perpetuity.

Reason: To ensure adequate provision for surface water drainage and avoid discharge of water onto the public highway.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - SITE LOCATION PLAN	5314A21/01	B	12.02.2021	Approved
PLAN - BLOCK PLAN	5314A21/02	B	12.02.2021	Approved
PLAN - SITE PLAN	5314A21/03	E	18.05.2022	Approved
PLAN - WORKSHOP FLOOR PLANS AND ELEVATIONS	5314A21/04	A	12.02.2021	Approved

For further information on this application please contact Sascha Haigh on 01243 534734

To view the application use the following link - <https://publicaccess.chichester.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QOF491ERLZG00>

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