ADUR DISTRICT COUNCIL

Mr Alan Luke
3rd & 5th Lancing Sea Scouts
Lancing Sea Scout Group
79 - 81 Manor Road
Lancing
West Sussex
BN15 0HG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0117/23

Details of Development
PROPOSED PART SINGLE STOREY/PART TWO STOREY REPLACEMENT SCOUT HUT.

Location of Development
LANCING SEA SCOUT GROUP 79 - 81 MANOR ROAD LANCING WEST SUSSEX BN15 0HG

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 14th March 2023.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

G Peck

Gary Peck
Planning Services Manager
26/02/2025

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
ECOLOGICAL ASSESSMENT	P6879	10.01.2025
BADGER SURVEY REPORT	P6879	03.02.2025
SITE PLAN	1004-6A	20.05.2024
EXISTING ELEVATIONS	1004/7	14.03.2023
EXISTING GROUND FLOOR PLAN	1004/08	14.03.2023
LOCATION & BLOCK PLAN	1004-1	14.03.2023
PROPOSED GROUND FLOOR PLAN	1004-2	14.03.2023
FIRST FLOOR PLAN & SECTION A-A	1004-3	14.03.2023
PROPOSED N & S ELEVATIONS	1004-4	14.03.2023
PROPOSED E & W ELEVATIONS	1004-5	14.03.2023

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

02. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

03. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

04. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car parking space for the use having regard to policy 28 of the Adur Local Plan.*

05. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with the approved site plan.

Reason: *In the interests of encouraging sustainable travel having regard to policy 28 of the Adur Local Plan.*

06. No development or any preparatory work (including demolition or site clearance) shall take place until a detailed badger mitigation strategy (including the location of a replacement badger sett, if applicable), to demonstrate how badgers associated with the site will be protected throughout the development, has been submitted to and approved in writing by the local planning authority. The development shall thereafter not be implemented other than in complete accordance with the approved details. The mitigation plan shall include a copy of the licence to interfere with the badger sett secured from Natural England, with a proposed schedule of works.

Reason: *To ensure protected wildlife species are not harmed by the development having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

07. No development or any preparatory work shall take place until an Ecological Protection and Mitigation Plan to demonstrate how sensitive on-site species, including badgers, reptiles and nesting birds, will be protected throughout the development. The Ecological Protection and Mitigation Plan should also include details of the establishment and long-term maintenance of new habitats and ecological features (including the provision of bat and bird boxes, reptile log pile/hibernacula, insect hotel and Hedgehog holes) proposed as part of the development. The development shall thereafter be completed in accordance with the approved Plan.

Reason: *To protect wildlife and enhance biodiversity having regard to the National Planning Policy Framework and policy 31 of the Adur Local Plan.*

08. No external lighting shall be installed unless in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Any lighting shall conform to a Wildlife Friendly Lighting Scheme following standard guidelines which identifies the environmentally sensitive zones within the site and demonstrates how light spillage into these zones will be avoided by the proposed lighting scheme.

Reason: *In the interests of amenity and to protect wildlife having regard to policies 15, 31 and 34 of the Adur Local Plan.*

09. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Class F2(b) as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interest of amenity having regard to policy 34 of the Adur Local Plan.*

10. The hall shall only be open to the public between the hours of 9am and 10pm on any day.

Reason: *In the interests of amenity having regard to policies 15 and 34 of the Adur Local Plan.*

11. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

12. No work for the implementation of the development hereby permitted shall be undertaken other than between the hours of 8am and 6pm on Mondays to Fridays and 8.30am and 1pm on Saturdays.

Reason: *To safeguard the amenities of the occupiers of neighbouring properties having regard to policies 15 and 34 of the Adur Local Plan.*

13. The higher level windows in the north and west elevations of the hall hereby permitted shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

14. No development above slab level shall be carried out until final details of the energy efficiency and sustainability measures to be incorporated into the development have been submitted to and approved in writing by the local planning authority. The hall shall not be brought into use until the agreed measures have been implemented.

Reason: *In the interests of sustainability having regard to policies 18 and 19 of the Adur Local Plan and the provisions of the NPPF.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/0117/23

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. 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 under section 78 of the Town and Country Planning Act 1990.

2. If the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

3. 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.

4. 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 they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990..

7. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).