Adur District Council

Planning, Regeneration and Wellbeing

Mrs Maggie Williams
58 Hillrise Avenue
Sompting
Lancing
West Sussex
BN15 0LT

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/1157/12

Details of Development
STATIONING OF CARAVAN USED AS TACK ROOM/STORAGE AND INSTALLATION OF GARDEN SHED FOR USE AS FIRST AID POINT/REST ROOM IN SOUTH EAST PART OF FIELD (BOTH RETROSPECTIVE) AND PROPOSED REPLACEMENT FIELD SHELTER ON SOUTHERN BOUNDARY OF FIELD.

Location of Development
GRAZING LAND EAST OF MARQUIS OF GRANBY WEST STREET SOMPTING WEST SUSSEX

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 20th September 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
02/11/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposal adds to the existing array of buildings and structures but would not unacceptably harm the character and appearance of the countryside with the safeguards imposed and no harm to neighbour amenities or the visual qualities of the area would arise. As such, the proposal complies with Saved Adur Local Plan Policies; AC1; AC4; AC15, AB4; South East Plan policies C4 and C5; Adur Local Plan Draft Policy 13 and the National Planning Policy Framework and Design Bulletin No 3: Development involving Horses in the Countryside.

Conditions

01. The horse shelter 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.*

02. The new horse shelter hereby permitted shall be stained green to match existing, and notwithstanding the approved plans, the shelter shall be sited in the NW corner of the relevant paddock, in accordance with details to be submitted to and agreed by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with policies AC15 of the Adur District Local Plan.*

03. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified by any other condition attached to this planning permission;-

Items 1, 2 and 3
Un-numbered site plan 1: 3000 and photographs
Location plan; Map 1 (excluding no 3 horse shelter)
Un-numbered site plans 1:500 (excluding no 3 horse shelter)

Validated 20.9.12

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

04. The caravan and garden shed building works hereby permitted retrospectively shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before 31.10.17 or when the use ceases which is ever the sooner.

Reason: *Reason: Having regard to saved policy AC15 of the Adur District Local Plan and permission would not normally be granted for such development and is only permitted exceptionally.*

05. A landscaping scheme to supplement the existing hedge along the southern boundary with West Street from a point to the east of the vehicular access to a point to be agreed with Local Planning Authority to the west shall be submitted to and agreed in writing by the Local Planning Authority and implemented by the end of the next planting season. Any trees or plants in the said agreed scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity to protect the appearance and character of the countryside bearing in mind the openness of the existing hedge and proliferation of buildings and structures on the site in accordance with Saved Adur Local Plan Policy AC15*