Adur District Council

Planning, Regeneration and Wellbeing

Miss Anna Davies
31 Marys Place
Emerald Quay
Shoreham-By-Sea
West Sussex
BN43 5JS

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0161/12

Details of Development
RETROSPECTIVE CHANGE OF USE OF ANGLING CLUB BUILDING TO ARTISTS STUDIO

Location of Development
CLUBHOUSE REAR OF 21 KINGS WALK SHOREHAM-BY-SEA 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 10th April 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
21/12/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant 'saved' policies of the Adur Local Plan (AG1, AE16, AE17) and South East Plan (SP1, SP3, SP4, CC1, CC6, T4, NRM10, BE1, BE2, BE3)

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawings titled AS valid 10-04-2012

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

02. No working, trade or business whatsoever shall take place on the premises except between the hours of:-

    9.00 am (09:00) and 5.00 pm (17:00) each day Monday to Saturday, and not on Sundays or Public/Bank holidays.

    Reason: *In the interests of amenity having regard to saved policies AG1 of the Adur District Local Plan*

03. The use hereby permitted shall not be open to the public other than for commission viewing by prior appointment only.

    Reason: *In the interests of amenity having regard to AG1 of the Adur District Local Plan.*

04. No machinery shall be operated within the building other than the following:-

1 no. glass grinder,
1no. potters wheel,
1 no. kiln,
1 no. compressor,
1no. drill, and
1no. sandblaster.

Any additional machinery shall be approved in writing by the local planning authority.

No machinery shall be operated unless all the windows and doors of the hut building are closed.

Reason: *In the interests of amenity having regard to AG1 of the Adur District Local Plan.*

05. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), no art shall be sold and no sales counter shall operate from the building.

Reason: *In the interests of amenity having regard to AG1 of the Adur District Local Plan.*

06. The use herby approved shall not be carried on unless and until the parking spaces and access facilities shown on the approved plans have been provided out on site. The areas of land so provided shall not thereafter be used for any purpose other than access and parking of staff vehicles ancillary to the use of the premises concerned.

Reason: *In the interests of amenity and highway safety and having regard to AG1 of the Adur District Local Plan and T4 of The South East Plan.*

07. No storage shall take place in the open on any part of the site and all working shall be confined to within the building.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with saved policies AG1 of the Adur District Local Plan.*

08. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 as amended (or any Order revoking and re-enacting that Order with or without modification), the building shall not be extended or altered externally or any incidental building erected within the land edged in red and no external plant or machinery shall be installed, erected or replaced on the application site.

Reason: *In the interests of amenity and the environment and to comply with saved policies AG1 of the Adur District Local Plan.*

09. No external lighting or floodlighting shall be installed from the date of this permission except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.