ADUR DISTRICT COUNCIL

Mr Frank King
Lancing And Sompting Men In Sheds
17 Tower Road
Lancing
West Sussex
BN15 9JR
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0941/23

Details of Development
CHANGE OF USE FROM GROUNDSMAN'S SHED TO WORKSHOP WITH STORAGE AREA AND QUIET ROOM FOR SOCIAL, EDUCATIONAL AND RECREATIONAL ACTIVITIES. APPLICATION TO VARY CONDITION 2 OF APPROVED AWDM/0630/23 TO ALLOW WORKING OUTSIDE THE BUILDING

Location of Development
1 THE STREET LANCING WEST SUSSEX BN15 0PN

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 7th July 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
03/10/2023

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
SITE LOCATION PLAN	01/MIDDLE	07.07.2023

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

02. No external working using power tools (including battery powered tools) or external storage shall take place anywhere on the site to which this permission relates. The painting and staining by hand of wooden products and working using non-powered hand tools is permitted outside of the buildings

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

03. The buildings shall not be used except between the hours of 7.30am-4pm Monday-Friday and 8am-4pm on Saturdays. There shall be no use of machinery or despatch of deliveries at the premises except between the hours of 8.45 am and 4.00 pm on Mondays to Saturdays inclusive.
The buildings shall not be used at any time on Sundays or Public Holidays.

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

04. The premises shall be used as a workshop Class E(g) (iii), for storage (Class B8) and as a meeting place for the local community (Class F2(b)) as set out in the application and for no other purpose within Class E, F or B8 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *To enable the Local Planning Authority to control the future use of the buildings in the interests of amenity having regard to policy 15 and 34 of the Adur Local Plan.*

05. There shall be no external alterations to the buildings without the prior written consent of the Local Planning Authority.

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

06. No retail sales shall take place from the buildings at any time.

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

07. The toilet building shall be permanently removed from the site on cessation of the current use of the buildings as workshop and meeting place for the local community

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

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.

02. The applicant is reminded that there should be no external storage anywhere on the site and all materials should be confined to within the buildings.

03. The applicant is advised that spray painting outside of the buildings would require planning permission and any such application is unlikely to be supported by the Council.

Ref: AWDM/0941/23

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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://acp.planninginspectorate.gov.uk.

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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).