Adur District Council

Planning, Regeneration and Wellbeing

Mr Wayne Gosden
Marshall Clark
24 Grafton Road
Worthing
West Sussex
BN11 1QP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1098/13

Details of Development
2 STOREY NORTH EXTENSION TO CREATE ACCOMMODATION BLOCK, SINGLE STOREY EXTENSION TO CREATE ADDITIONAL FACILITIES INCLUDING NEW ENTRANCE AND CAFE.

Location of Development
ADUR OUTDOOR ACTIVITIES CENTRE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LT

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 17th September 2013.

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
20/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development does represent a large extension to the existing facilities which will have some visual impact on its surroundings within the Strategic Gap. However, the proposal will result in enhanced leisure facilities for residents and visitors and it is not considered that it will result in sufficient harm to the amenities of the local environment or neighbouring properties to warrant refusal. It would consequently not conflict with the saved policies of the Adur District Local Plan (AC1, AC4, AR8, AR17) or the policies of the National Planning Policy Framework.

Conditions

01. 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.*

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

    Drawing No 201/01B Location and Block Plans received 19 November 2013
    Drawing No 13-08-01B Ground Floor Plan received 14 November 2013
    Drawing No 13-08-02B First Floor Plan received 14 November 2013
    Drawing No 13-08/03B Elevations received 14 November 2013

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

03. The extensions hereby permitted shall not be occupied until provision for the parking of cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be retained and used only for parking of cycles incidental to the use of the proposed development.

    Reason: *To encourage and provide for a sustainable non-car mode of transport having regard to the policies of the National Planning Policy Framework.*

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04. If, during development, any visibly contaminated or odorous material (for example asbestos-containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with the National Planning Policy Framework.*

05. The external materials and finishes of the development hereby permitted shall, prior to commencement of use of the additional floorspace thereby created, be completed to match in design, colour and texture those of the existing building unless otherwise approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to comply with saved policy AR17 of the Adur District Local Plan.*

06. The residential accommodation hereby permitted shall be only be used in connection with the use of the Adur Outdoor Activities Centre as a sports and outdoor pursuits facility.

Reason: *In the interests of amenity and to safeguard the countryside and strategic gap from inappropriate residential development having regard to saved policies AC1 and AC4 of the Adur District Local Plan and the policies of the National Planning Policy Framework.*

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.