ADUR DISTRICT COUNCIL

Mr Matt Bridle
Downsview Associates
Little Acorns
Hampers Lane
Storrington
RH20 3HZ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0300/24

Details of Development
CHANGE OF USE OF LAND TO PROVIDE 3 NO. GLAMPING BELL TENTS AND SERVICES BLOCK WITH ASSOCIATED DRIVEWAY AND PARKING. APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF AWDM/0525/23 TO ALLOW GLAMPING PODS INSTEAD OF BELL TENTS TO BE PERMITTED

Location of Development
STOCKS GARDENS 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 5th March 2024.

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
31/05/2024

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
EXISTING LOCATION PLAN	2022.341a.01 REV C	05.03.2024
PROPOSED BLOCK & SITE PLAN	2022.341a.02 REV D	05.03.2024
PROPOSED GLAMPING POD	2022.341a.03 REV C	05.03.2024
PROPOSED STREET SCENE	2022.341a.04 REV C	05.03.2024

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. A maximum of 3 glamping pods only shall be erected within the area shown on the approved plans at any one time.

Reason: *In the interests of amenity having regard to policies 13 and 14 of the Adur Local Plan.*

04. The glamping pods hereby approved shall be used for short term holiday accommodation only (i.e. not occupied as a permanent dwelling or by any persons for a continuous period exceeding 28 days in any calendar year).

Reason: *To ensure that the pods are used as short term holiday accommodation only and not as permanent residential accommodation in this countryside location within the local green gap, and to comply with policies 13 and 14 of the Adur Local Plan.*

05. No music shall be played on the site after 10pm on any day

Reason: *To protect residential amenity having regard to policy 34 of the Adur Local Plan.*

06. No external lighting shall be installed anywhere on the site 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 policies 13 and 34 of the Adur Local Plan.*

07. The parking area and paths shall not be constructed until final details of their finished surface has been submitted to and approved in writing of the Local Planning Authority. The areas shall thereafter be constructed in accordance with the approved details.

Reason: *In the interests of amenity and to comply with policy 13 of the Adur Local Plan.*

08. No development shall be commenced until details of foul drainage disposal have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the approved details prior to first use of the glamping pods.

Reason: *To prevent pollution of the water environment by ensuring the necessary infrastructure is in place, in compliance with policies 29 and 35 of the Adur Local Plan.*

09. The glamping pods hereby approved shall be removed and the land restored to a condition to be agreed in writing with the Local Planning Authority on cessation of the use.

Reason: *In the interests of protecting the visual amenities of the locality, having regard to policies 13 and 14 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.

Ref: AWDM/0300/24

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

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).