ADUR DISTRICT COUNCIL

Mr Rob Huntley
RHPC
2 Fielding Gardens
Crowthorne
RG45 7QW

# PLANNING PERMISSION

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

## APPLICATION NUMBER: AWDM/1141/19

Details of Development
**REMOVAL OF CONDITION 3 OF PERMISSION REFERENCE S/103/71 (HOURS OF WORKING) AND REPLACEMENT WITH THREE NEW CONDITIONS TO CONTROL DELIVERY HOURS, TRADE COUNTER OPENING HOURS AND THE HOURS THAT ANY INDUSTRIAL PROCESS CAN TAKE PLACE (ALL 8AM-6PM MONDAY-FRIDAY AND 8AM-1PM ON SATURDAYS AND AT NO TIME ON SUNDAYS OR PUBLIC HOLIDAYS) (UNITS 2A, 2B AND 2C)**

Location of Development
**UNIT 2A RECTORY FARM ROAD SOMPTING WEST SUSSEX BN15 0DP**

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 22nd July 2019.

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
12/09/2019

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

## 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 | Drg No PLAN 1 | 22.07.2019 |

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

02. No loading, unloading or manoeuvring (including arrival/departure) of goods vehicles, shall take place on the site outside the hours of 0800 - 1800 Monday to Friday inclusive and 0800 - 1300 on Saturdays and at no time whatsoever on Sundays or Public Holidays.

**Reason**: *To safeguard the amenities of neighbouring residential property, in accordance with Adur Local Plan policies 15 and 25 and the NPPF.*

03. Any trade counter use shall remain ancillary to the primary B8 use hereby approved.

**Reason**: *For the avoidance of doubt and the use of the premises for any other purpose would be contrary to policy 25 of the Adur Local Plan.*

04. No trade counter shall be open to customers except between the hours of 0800 - 1800 Monday to Friday inclusive and 0800 - 1300 on Saturdays and at no time whatsoever on Sundays or Public Holidays.

**Reason**: *To safeguard the amenities of neighbouring residential property in accordance with Adur Local Plan policies 15 and 25 and the NPPF.*

05. No industrial process (including sorting and packing) shall take place on the premises except between the hours of 0800 - 1800 Monday to Friday inclusive and 0800 - 1300 on Saturdays and at no time whatsoever on Sundays or Public Holidays.

**Reason**: *To safeguard the amenities of neighbouring residential property in accordance with Adur Local Plan policies, 15 and 25; and the NPPF.*

06. No storage of materials, waste materials or goods shall take place outside of the buildings.

**Reason**: *To safeguard the amenities of neighbouring residential property in accordance with Adur Local Plan policy 15.*

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07. No machinery shall be installed at the site unless permission is granted in this respect by the Local Planning Authority.

**Reason**: *To enable the Local Planning Authority to control the development in detail in accordance with Adur Local Plan policies 15 and 25.*

08. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting those Orders with or without modification), the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

**Reason**: *A more intensive use of the site would be likely to affect adversely the amenities of the area and/or cause congestion on adjacent roads through overflow vehicle parking, in accordance 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.

**Ref: AWDM/1141/19**

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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).