Adur & Worthing councils

Development Management

Ms Judy Packham
Time Out Fostering
The Ropetackle Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1800/15

Details of Development
CHANGE OF USE FROM B1 (OFFICES) TO MIXED USE D1 AND B1 (FOSTER CARE AGENCY) WITH COMMUNAL CAR PARK SHARED WITH NO. 15 SOUTH STREET TO BE USED 9AM-6PM MON-FRI, AND 10AM-4PM SAT (VARIATION OF CONDITION 3 OF ADC/0365/08), TOGETHER WITH BIN AND BIKE STORE.

Location of Development
13 SOUTH STREET LANCING WEST SUSSEX BN15 8AH

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 12th January 2016.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

GPeck

Gary Peck
Planning Services Manager
07/03/2016

PTO

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

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 titled getmapping.com 13-15 South Street, Lancing BN15 8AH Scale 1:1250 date valid 12-01-2016
Drawing titled 13 South Street, Lancing, BN15 8AH date valid 12-01-2016
Drawing titled Proposed usage of 13, South Street Internal alteration: Remove wall hatched in black, make good date valid 12-01-2016

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

03. The use hereby permitted shall not be carried on until provision for access and parking of vehicles and cycles has been made in accordance with the approved plans and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

Reason: *In the interests of highway safety highway and to comply with paragraph 32 of the National Planning Policy Framework.*

04. The use hereby permitted shall not be carried on until provision for bin storage has been made in accordance with the approved plans and such provision shall thereafter be used only for bin storage incidental to the use of the premises concerned.

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

05. No activity associated with the use whatsoever (including arrival, reception or dispatch of deliveries) shall take place on the premises and communal car park (denoted on the approved plans as the land edged in red) except between the hours of:-

9am and 6pm of the same day, each day, Mondays to Fridays
10am and 4pm of the same day, Saturdays
10am and 2pm of the same day, Sunday and Bank Holidays

All activity associated with the use shall cease at the premises within half an hour of these closing times.

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

PTO

06. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 (or any order amending, revoking and re-enacting that Order with or without modification), the premises shall be used only for Foster Care Agency purposes within Use Classes B1 and D1 as defined in The Town and Country Planning (General Permitted Development) (England) Order 2015 or in any equivalent to those Classes in any Statutory Instrument revoking and re-enacting that Order with or without modification.

Reason: *In the interests of amenity having regard to saved policy AG1 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 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/1800/15

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 you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.

7. 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.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. 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.