Planning Services, Adur & Worthing Councils

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e-mail : planning@adur-worthing.gov.uk

Application for a Lawful Development Certificate for a Proposed Use or Development

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

510415

Northing (y)

101729

Description

Unused and derelict Land South East Corner Of Amberley Drive, Marine Drive,Worthing

Applicant Details

Name/Company

Title

Mr

First name

Christopher

Surname

Dixon

Company Name

Goring Gap Ltd

Address

Address line 1

127 Goring Road

Address line 2

Address line 3

Town/City

Worthing

County

Country

United Kingdom

Postcode

BN12 4AZ

Are you an agent acting on behalf of the applicant?

◯ Yes
⊘ No

Contact Details

Primary number

[redacted]

Secondary number

[redacted]

Fax number

Email address

[redacted]

Description of Proposal

Does the proposal consist of, or include, the carrying out of building or other operations?

- ☑ Yes
- ○ No

If Yes, please give detailed description of all such operations (includes the need to describe any proposal to alter or create a new access, layout any new street, construct any associated hard-standings, means of enclosure or means of draining the land/buildings) and indicate on your plans (in the case of a proposed building the plan should indicate the precise siting and exact dimensions)

1. Clear earth, roots and debris to allow lawful access to our site through existing gates, as defined on land registry title number WSX264408
2. Drainage connection underground across the land to mains sewers on Amberley drive or Marine Drive.
3. Temporary welfare unit - male and female toilets, mixed showers and access for disabled people.
4. Temporary storage container for storage of items used during leisure activities and licencing activities. Container to be clad in in wooden panels and trees to be planted all around to camouflage from sight.
5. Tumbledown grass covered mound of earth (approx 10m W by 2m H round) next to the shaded sandpit for small children to climb and tumble down.
5. Starlink WiFi receiver and Solar Pannels to be placed on top of the shipping container (out of sight) to give customers free WiFi and to backup the 4G CCTV security system.

Does the proposal consist of, or include, a change of use of the land or building(s)?

- ☑ Yes
- ○ No

If Yes, please give a full description of the scale and nature of the proposed use, including the processes to be carried out, any machinery to be installed and the hours the proposed use will be carried out

We have cleared the site of rubbish, overgrowth and debris and laid the land to grass. The land will now be used for leisure and wellbeing activities by the public. We will provide free portable welfare facilities that can be used by our customers.

If Yes, please fully describe the existing or the last known use, with the date when this use ceased

The land is currently unused and has been so since residential building work stopped in 1939.

Has the proposal been started?

- ☑ Yes
- ○ No

Grounds for Application

Information about the existing use(s)

Please explain why you consider the existing or last use of the land is lawful, or why you consider that any existing buildings, which it is proposed to alter or extend are lawful

We in the process of appealing an application for an alcohol licence. We have been advised by the legal department at Worthing Borough Council that secure storage of items like table and chairs will be required to meet some of the licencing objectives.

Please list the supporting documentary evidence (such as a planning permission) which accompanies this application

Licensing Act 2003 – Decision Notice Decision regarding an Application for a New Premises Licence
Re: Goring Gap Ltd. Parcel of land at Marine Drive, Goring-by-Sea, Worthing. (Adjacent to Amberley Drive) at OS Ref: TQ1001NW

Select the use class that relates to the existing or last use.

C3 - Dwellinghouses

Information about the proposed use(s)

Select the use class that relates to the proposed use.

E(b) - Sale of food and drink for consumption mostly on the premises

Is the proposed operation or use

◯ Permanent
⊘ Temporary

If Temporary please give details

At some point in the furture we will put in a planning application to construct properties on the site under the C3 previous know useage. We are current working on our Flood Risk Assessment and with Architects regarding plans and designs.

Why do you consider that a Lawful Development Certificate should be granted for this proposal?

It will allow us to keep the licencing department happy, that we are able to store tables and chairs securely in line with every other pub and restaurant and every venue that has a temporary licence that has tables and chairs. We will also like to provide toilet facilities for our customers on site. I have spoken to both the Planning Inspectorate and had email exchanges with Gary Peck, interim Head of Planning at Worthing Borough Council and I believe details of the way we plan to hide the container from view will assist in our application. It will also alleviate concerns resident of Worthing have our container will be an eyesore. Unlike other containers located nearby, most notably the eyesore heavily vandalised container owed and supplied by Worthing Borough Council to the Goring & Ilex Conservation Group at the bottom of Goring Hall and next to the Plantation, our container will not be visible at all to the public (internally onsite and externally).

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

⊘ Yes
◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

◯ The agent
⊘ The applicant
◯ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Mrs

First Name

Shelley-Ann

Surname

Flanagan

Reference

Magistrates Court hearing 472400103349

Date (must be pre-application submission)

16/10/2024

Details of the pre-application advice received

In order to meet licencing requirements ahead of Magistrates Court hearing we have been advised it is important any valuable items, like tables and chairs, are locked away each night on the premises. A shipping container would be an ideal and acceptable method of storage.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

Managing Director

Interest in the Land

Please state the applicant's interest in the land

- [x] Owner
- [ ] Lessee
- [ ] Occupier
- [ ] Other

Declaration

I/We hereby apply for Lawful development: Proposed use as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Christopher Dixon

Date

29/11/2024

Amendments Summary

I have spoken to both the Planning Inspectorate and had email exchanges with Gary Peck, interim Head of Planning at Worthing Borough Council and I believe details of the way we plan to hide the container from view will assist in our application. It will also alleviate concerns resident of Worthing have our container will be an eyesore. Unlike other containers located nearby, most notably the eyesore heavily vandalised container owed and supplied by Worthing Borough Council to the Goring & Ilex Conservation Group at the bottom of Goring Hall and next to the Plantation, our container will not be visible at all to the public (internally onsite and externally).