Adur District Council

Planning, Regeneration and Wellbeing

Mr James Breckell
James Breckell Architects
The Adur Business Centre
Little High Street
Shoreham By Sea
West Sussex
BN43 5EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1089/11

Details of Development
SHOWER, TOILET AND WASHING-UP BUILDING FOR THE BARN CERTIFIED TOURING CARAVAN SITE

Location of Development
THE BARN CARAVAN PARK OLD SALTS FARM ROAD LANCING WEST SUSSEX BN15 8JG

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 19th December 2011.

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
07/02/2012

PTO

ADUR DISTRICT COUNCIL

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SCHEDULE

Reasons for Granting Permission

01. The site lies outside the built-up area boundary and in a 'strategic gap' of countryside as defined in the Adur District Local Plan but the proposal does not conflict with the relevant policies of the Adur District Local Plan (AG1, AC1, AC4 and AR8) in that it involves the erection of a building associated with a form of quiet informal recreation for which there is considered to be a compelling need and which, as amended, is designed and sited to cause minimum harm to the landscape of the 'strategic gap' and least conflict with the objectives of preserving the open character of the landscape and preventing the actual or perceived coalescence of settlements.

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. Prior to commencement of its use, the walls of the building shall be clad in timber weatherboarding stained dark brown and the roof covered in dark grey slates.

    Reason: *In the interests of visual amenity taking account of policies AG1, AC1 and AC4 of the Adur District Local Plan.*

03. If and when the adjoining land ceases to be used as a camping and caravanning site by an exempted organisation, within a period of 3 months from the date of such cessation, the building hereby permitted shall be removed in its entirety.

    Reason: *Policy AC4 of the Adur District Local Plan defines the locality as a strategic gap of countryside and the building is approved solely to cater for a special need arising from the use of the land as a camping and touring caravan site.*

04. The development hereby permitted shall be carried out in accordance with the amended plan 307 01A received on 30th January 2012.

    Reason: *For the avoidance of doubt and to comply with policy AC4 of the Adur District Local Plan.*

05. The building shall be used only for showers, toilets and washing-up purposes and for no other use.

    Reason: *Policy AC4 of the Adur District Local Plan defines the locality as a strategic gap of countryside and the building is approved solely to cater for a special need arising from the use of the land as a camping and touring caravan site.*