Adur District Council

Development Management

Miss Anna Davies
Anna's Stained Glass Works
34 Riverbank
Shoreham By Sea
BN43 5YH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1635/16

Details of Development
VARIATION OF CONDITIONS IMPOSED ON PREVIOUS PLANNING APPROVAL AWDM/0161/12: NO. 2 (OPERATING HOURS) TO ALLOW OPERATING HOURS FROM 9AM TO 6PM MON, WEDS, FRI, SAT AND 9AM TO 9PM TUES AND THURS, NO. 3 (PUBLIC OPENING) TO ALLOW OPENING TO THE PUBLIC BY PRIOR APPOINTMENT ONLY TO HOLD DAY AND EVENING CLASSES FOR A MAXIMUM OF 5 PUPILS AND THREE ARTISTS IN THE BUILDING AT ANY ONE TIME, NO. 7 (OUTSIDE STORAGE) TO ALLOW STORAGE OF GAS BOTTLES IN SECURE CAGE. RETENTION OF ROOF CHIMNEY TO SERVE WOOD BURNING STOVE

Location of Development
CLUBHOUSE REAR OF 21 KINGS WALK SHOREHAM-BY-SEA 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 17th November 2016.

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
15/03/2017

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 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
LOCATION PLAN		03.11.2016

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. Within 3 months of the date of this permission the wood burning stove present in the hut building at the time of this permission shall be dismantled and removed from the hut building, and replaced with an alternative stove product (the details of which shall have been agreed in writing by the Local Planning Authority within 3 months of the date of this permission). The alternative stove product shall be retained at all times thereafter operating at maximum performance in full accordance with the manufacturer's technical specifications.

Reason: *To ensure emissions from the wood burning stove cease in a timely manner in the interests of the amenities of neighbours and the environment and to comply with saved policy AG1 and submission policies 2 and 35 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

04. No working, trade or business whatsoever shall take place on the land edged in red on the plans hereby approved except between the hours of 9.00am and 6.00pm of the same day, Monday to Saturday. The hut building shall be emptied of customers outside of these hours.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

05. The artist studio shall not be open to the public except for commission viewing by prior appointment only and teaching classes, with a maximum of 8 individuals (5 pupils and 3 artists) present within the hut building at any time.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

06. No machinery shall be operated within the building (except for 1 no. glass grinder, 1 no. potter's wheel, 1 no. kiln, 1 no. compressor, 1 no. drill, and 1 no. sandblaster). No machinery shall be operated unless all the windows and doors of the hut are closed.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

07. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), no art shall be sold and no sales counter shall operate from the hut building.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

08. The parking spaces provided on the land in accordance with the plans approved under planning permission AWDM/0161/12 shall not be used for any purpose other than parking of staff vehicles incidental to use of the artist studio.

Reason: *In the interests of amenity and highway safety and having regard to AG1 of the Adur District Local Plan and submission policies 2 and 29 and relevant national policy in the National Planning Policy Framework.*

09. No storage (except for gas bottles) shall occur outside of the hut building on any part of the land edged in red.

Reason: *In the interests of amenity and to retain adequate off-street parking space and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

10. No external working shall take place anywhere on the land edged in red to which this permission relates and all working shall be confined to within the hut building.

Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

11. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification), the hut building shall not be extended or altered externally or any incidental building erected within the land edged in red and no external plant or machinery shall be installed, erected or replaced on the hut building and/or land edged in red.

    Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policy 2 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

12. No external lighting or floodlighting shall be installed on the hut building and/or land edged in red from the date of this permission.

    Reason: *In the interests of amenity and the environment and to comply with saved policy AG1 and submission policies 2 and 35 of the Adur District Local Plan and relevant national policy in the National Planning Policy Framework.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Ref: AWDM/1635/16

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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 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.