Adur District Council

Planning, Regeneration and Wellbeing

Mr Greg Cooke
Cooke Design Associates Ltd
34 Southdown Avenue
Brighton
East Sussex
BN1 6EG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1270/12

Details of Development
USE OF PART OF HANGAR/WORKSHOP AS FLYING CLUB OFFICE, BRIEFING ROOMS + RECEPTION WITH ASSOCIATED EXTERNAL ALTERATIONS INCLUDING EXTERNAL STAIRS/LANDING ON SOUTH/WEST ELEVATIONS.

Location of Development
27 CECIL PASHLEY WAY SHOREHAM (BRIGHTON CITY) AIRPORT LANCING 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 29th October 2012.

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
20/12/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed air-craft related development accords with saved Local Plan policies for Shoreham Airport and would not detract from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the 'saved' policies of the Adur District Local Plan (AG1, AE10, AE12) and the policies of the South East Plan (CC1, CC6, BE1) or the NPPF.

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 external alterations and making good shall be completed to match in design, colour and texture the materials and finishes of the existing building unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. The additional floorspace hereby permitted shall be used only as a flying club office, briefing rooms and reception.

    Reason: *In the interest of amenity having regard to saved policy AE12 of the Adur District Local Plan.*

04. The development hereby permitted shall be carried out in accordance with the following approved plans:-

    Drawing No: PL01/A Location Plan Date Received: 29 Oct 2012
    Drawing No: PL02/A Block Plan Date Received: 29 Oct 2012
    Drawing No: PL03 Existing Ground Floor Plan Date Received: 29 Oct 2012
    Drawing No: PL04/A Existing Elevations Date Received: 29 Oct 2012
    Drawing No: PL05 Proposed Ground and First Floor Plans Date Received: 29 Oct 2012
    Drawing No: PL06/A Proposed Elevations Date Received: 29 Oct 2012

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

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.