WORTHING BOROUGH COUNCIL

Mr Nicholas West
Boundary IT Services
Unit 6 Northbrook Business Park
Northbrook Road
Worthing
West Sussex
BN14 8PQ
West Sussex

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0902/25

Details of Development
CHANGE OF USE FROM BUSINESS AND STORAGE (USE CLASSES EG AND B8) TO FITNESS FACILITY AT GROUND FLOOR LEVEL (USE CLASS E) WITH NEW FENESTRATION INCLUDING NEW WINDOWS AND A DOOR

Location of Development
UNIT 6 NORTHBROOK BUSINESS PARK WORTHING WEST SUSSEX BN14 8PQ

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 6th August 2025.

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

G Peck

Gary Peck
Head of Planning & Development
06/02/2026

Adur & Worthing Councils, Development Management, Place Directorate,
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
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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
MARSHALL CLARK EMAIL		11.12.2025
SUPPORTING STATEMENT		12.11.2025
APPLICANT EMAIL		05.11.2025
MINDSET TRAINING SCHEDULE & PARKING PHOTOS		03.11.2025
APPLICANT STATEMENT		16.01.2026
PROPOSED LAYOUT	61036_1	06.08.2025
PROPOSED ELEVATIONS	61036_2	06.08.2025
BLOCK PLAN	61036_3	06.08.2025
LOCATION PLAN	61036_4	06.08.2025
EXISTING FLOOR PLAN	61036_5	06.08.2025
EXISTING ELEVATIONS	61036_6	06.08.2025

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. The proposed fitness facility hereby permitted shall be situated on the ground floor only and shall only operate while the applicant's company (Boundary IT services) remains in occupation on the first floor. Should the first floor use cease, then the ground floor shall revert to its previously approved use classes (B8 and Eg).

Reason: *To reflect the exceptional circumstance of the application comprising a part vacant unit in a location identified as a key employment area by policy DM11 of the Worthing Local Plan where uses other than Storage & Distribution (B8),*

General Industrial (B2), Office (Class E(g)(i)), Research and Development (Class E(g)(ii)) and Light Industrial (Class E(g)(iii)) are not normally permitted.

04. The hours of use of the gymnasium shall be restricted to between 0600 and 2000 hours Monday to Friday and 0700 to 1200 hours on Saturdays. There shall be no use on Sundays or Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of amenity in accordance with policies DM5 and DM22 of the Worthing Local Plan.*

05. Prior to the commencement of the development hereby permitted, a noise management plan including details of any attenuation measures shall be submitted to and approved by the Local Planning Authority and the approved details shall be implemented and adhered to thereafter for the duration of the use of the gymnasium.

Reason: *To ensure any noise impacts of the development are adequately mitigated.*

06. Prior to the commencement of development, a parking management plan shall be submitted and approved by the Local Authority to demonstrate the provision of parking to serve both the existing and proposed uses. This plan shall then be implemented and adhered to for the duration of the use of the gymnasium.

Reason: To ensure that sufficient parking is provided for the existing business on the first floor and proposed fitness facility on the ground floor

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/0902/25

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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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

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. 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..

7. 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.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012,

where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.
Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).