ADUR DISTRICT COUNCIL

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1188/24

Details of Development
LEVELLING OUT OF RUNNING HILL; PROPOSED COVERED PADEL COURTS ALONG WITH ASSOCIATED 2-STOREY BUILDING COMPRISING CHANGING ROOMS AND OFFICE/CLASSROOM SPACE

Location of Development
BRIGHTON AND HOVE ALBION TRAINING GROUND 60 MASH BARN LANE LANCING WEST SUSSEX BN15 9FP

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 September 2024.

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
04/02/2025

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
PROPOSED SITE SECTIONS - TRAINING CENTRE & PADEL COURTS	ZZ-DR-A-00201 P01	30.10.2024
PLANNING STATEMENT September 2024	Ref: 268425-56	17.09.2024
ENERGY STATEMENT 28.08.2024	Rev 01	17.09.2024
FLOOD RISK ASSESSMENT August 2024	V1.1	17.09.2024
DESIGN & ACCESS STATEMENT September 2024	XX-XX-RP-A-00001-SP-P02	17.09.2024
PROPOSED GROUND FLOOR GA PLAN	ZZ-00-DR-A-9102-P02	17.09.2024
PROPOSED FIRST FLOOR GA PLAN	ZZ-01-DR-A-9102-SP-P02	17.09.2024
ROOF PLAN	ZZ-RF-DR-A-9102	17.09.2024
EXISTING BLOCK PLAN	ZZ-ZZ-DR-A-9001-SP-P02	17.09.2024
PROPOSED BLOCK PLAN	ZZ-ZZ-DR-A-9002-SP-P02	17.09.2024
LOCATION PLAN	ZZ-ZZ-DR-A-9003-SP-P04	17.09.2024
PROPOSED SECTIONS	ZZ-ZZ-DR-A-9201-SP-P02	17.09.2024
PROPOSED ELEVATIONS Sheet 1of3	ZZ-ZZ-DR-A-9301-SP-P02	17.09.2024
PROPOSED ELEVATIONS Sheet 2of3	ZZ-ZZ-DR-A-9302-SP-P02	17.09.2024
PROPOSED ELEVATIONS Sheet 3of3	ZZ-ZZ-DR-A-9303-SP-P02	17.09.2024
ECOLOGY SITE WALKOVER & BREEAM ASSESSMENT	September 2024	30.09.2024

Reference/Drawing Number	Version	Date Rec
PLANNING 3D VIEWS Sheet 1of2	ZZ-ZZ-DR-A-9501-SP-P02	17.09.2024
PLANNING 3D VIEWS Sheet 2of2	ZZ-ZZ-DR-A-9502-SP-P02	17.09.2024

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. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Management Plan and shall be adhered to throughout the construction period. The Plan shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during construction; and
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: *In the interests of highway safety and amenity having regard to policies 28 and 34 of the Adur Local Plan.*

04. Notwithstanding the details shown on the approved plans, no development shall be carried out unless and until a schedule of materials and finishes (including details of the colour and finish) to be used for the proposed building and its roof, giving due consideration to visual impact and energy efficiency, has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

05. Notwithstanding the details shown on the approved plans, no works or development shall take place until full details of all hard and soft landscaping works and the proposed times of planting, including increased provision for biodiversity, have been approved in writing by the Local Planning Authority and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of

planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: *In the interests of visual amenity and the environment and to comply with policies 15 and 30 of the Adur Local Plan.*

06. No development shall take place until final details of renewable energy and energy efficiency measures, including the number, position and appearance of proposed PV panels, and a glint and glare assessment, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and completed in accordance with the approved details.

Reason: *In the interests of sustainability, energy efficiency and airport safeguarding having regard to policies 18 and 19 of the Adur Local Plan.*

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.

02. In the submission of details for approval of Condition 4, the Local Planning Authority will require careful consideration of the external colours and finishes, in particular of the proposed roof of the building. Evidence should be provided that consideration has been given to landscape impact and visibility of different colours and finishes and to any associated energy implications. such as the use of lighting and natural light.

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

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).