ADUR DISTRICT COUNCIL

Mr Peter King
Ouse & Adur Rivers Trust
24 North Street
Storrington
Pulborough
RH20 4NZ
United Kingdom

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/2022/20

Details of Development
THE INSTALLATION OF THREE SHIPPING CONTAINERS AND A DISABLED ACCESS TOILET USED AS A TEMPORARY BASE FOR VOLUNTEER ACTIVITIES BY SUSTAINABLE SUSSEX AND THE OUSE & ADUR RIVERS TRUST'S 'EPIC PROJECT' ON LAND TO THE SOUTH OF TEST ROAD AND PROVISION OF 6NO. CAR PARKING SPACES AND 6NO. CYCLE SPACES

Location of Development
LAND AT SOMPTING BROOKS PART OF SOMPTING ESTATE SOUTH OF TEST ROAD SOMPTING 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 14th December 2020.

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
29/01/2021

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
PLANNING SUPPORT STATEMENT	Version 2.1	14.12.2020
EXAMPLES OF ON-SITE BUILDINGS	Photos	14.12.2020
SITE ACCESS PLAN		14.12.2020
MAIN UNIT FLOOR PLANS		14.12.2020
MAIN UNIT ROOF PLAN		14.12.2020
BATTERY STORAGE ELEVATIONS		14.12.2020
STORAGE UNIT ELEVATIONS	15' Storage Unit	14.12.2020
WELFARE STORAGE ELEVATIONS	20' Storage Unit	14.12.2020
TOILET FLOOR & ROOF PLAN		14.12.2020
TOILET ELEVATIONS		14.12.2020
SITE BLOCK PLAN	Rev 2	15.01.2021
PARKING AREA PLAN	Rev 1	15.01.2021
CAR PARK CROSS SECTION		15.01.2021
SWALE PLAN		
SWALE PLAN DETAILS		15.01.2021

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

Cont…/

02. The building and works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 January 2026.

Reason: *Having regard to policies 13 and 14 of the Adur Local Plan and to enable the Local Planning Authority to review the special circumstances under which this permission is granted, permission would not normally be granted for such development and is only permitted exceptionally, and to retain control over buildings which, owing to their construction materials, are likely to become detrimental to visual amenity.*

03. No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan and construction details. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide car-parking space for the use having regard to policy 28 of the Adur Local Plan and to ensure it is adequately drained having regard to policy 36 of the Adur Local Plan.*

04. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

05. The buildings hereby approved shall be used only as a temporary base for volunteer activities by Sustainable Sussex and the Ouse & Adur Rivers Trust's 'EPIC Project' and for no other purpose.

Reason: *To enable the Local Planning Authority to control the use within this countryside location where other uses may not be appropriate or acceptable, having regard to policies 13 and 14 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. This permission is for a temporary period only and does not in any way suggest that the location would be suitable for more permanent buildings in the long term.

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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://acp.planninginspectorate.gov.uk.

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).