Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0664/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Michael Francis
Wadars
26 Warenne Road
Hove
East Sussex
BN3 8EG

PROPOSAL: Change of use of the Lodge for use as an administration centre for local animal rescue charity.

LOCATION : Cemetry Lodge Findon Road Worthing

DATE REGISTERED 17th August 2010

APPLICANT : Wadars

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans and drawings which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:- site location plan, block plan and existing and proposed floor plans deposited on 17 August 2010.

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

Cont.....

Dated : 11th October 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

3. No animal(s) shall be kept on the premises at any time.

   Reason: In the interest of amenity and for the avoidance of doubt.

4. The use of the premises hereby permitted shall not be carried on except between the hours of 8.00 am and 6.00 pm on Mondays to Fridays (inclusive) and between the hours of 9.00 am and 5.00 pm on Saturdays, Sundays and Public Holidays.

   Reason: To safeguard the character of the local environment.

5. The premises shall be used only for offices within Class B1(a) of the Schedule to the Town and Country Planning (Use Classes) Order1987 and for no other purpose.

   Reason: In the interests of amenity.

INFORMATIVES

1. It is considered the proposed development would constitute a sensitive re-use of this vacant Local Interest Building which, owing to its unusual location within the grounds of the Cemetery, is considered unsuitable for continued residential use. The proposed use 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 BE1, H10, H18 and TR9 of the Worthing Local Plan or Submission Core Strategy: Policies 9 and 16.

2. The advice of the Highways Agency is that a new access onto the A27 Offington Corner roundabout by re-opening the historic entrance gates in to the cemetery will not be permitted.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.