Adur District Council

Planning, Regeneration and Wellbeing

Mr John Haffenden
Adur Outdoor Activities Centre
41 Kings Walk
Shoreham-by-Sea
West Sussex
BN43 5LG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0690/13

Details of Development
PROVISION OF THREE STORAGE CONTAINERS

Location of Development
ADUR OUTDOOR ACTIVITIES CENTRE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LT

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 27th June 2013.

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
07/08/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. Owing to the relative screening of the outdoor centre's compound from public view, the storage containers would not be visually intrusive as temporary features in this sensitive riverside setting of Shoreham-By-Sea and are only permitted exceptionally in special circumstances having regard to saved policies Adur District Local Plan AC1 and AC4 to retain control over buildings which, due to their unsympathetic appearance, would in the longer term be detrimental to visual amenity

Conditions

01. The storage containers 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 30th July 2016.

    Reason: *Having regard to saved policies AC1 and AC4 of the Adur District Local Plan in order not to prejudice consideration of future proposals for the area and to enable the Local Planning Authority to review the special circumstances under which this permission is granted as permission would not normally be granted for such development and is only permitted exceptionally and to retain control over a building which, owing to its construction materials, is likely to become detrimental to visual amenity.*

02. This permission shall inure solely for the benefit of Adur Outdoor Activities Centre in both its implementation and the use of the premises thereafter and shall not inure for the benefit of the land.

    Reason: *Permission would not normally be granted for such development and is only permitted exceptionally having regard to saved policies AC1 and AC4 of the Adur District Local Plan.*

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

    Drawing titled Block Plan date valid 26-06-2013
    Drawing titled The Adult Centre - Land leased to WSCC date valid 27-06-2013
    Drawing titled AOAC STORAGE DEVELOPMENT 2013 Proposed Layout 1-3 container date valid 27-06-2013 and supporting diagrams.

    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.