ADUR
DISTRICT COUNCIL

**Civic Centre, Ham Road,
Shoreham-by-Sea, West Sussex,
BN43 6PR**

Tel: (01273) 263222
Fax: (01273) 263203
www.adur.gov.uk
DX 59765 Shoreham-by-Sea
e-mail: developmentcontrol@adur.gov.uk

Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0308/10**

Mr Martin O'Brien
Lychgate
61 Church Road
Tarring
West Sussex
BN13 1HB

Details of Development
TIMBER BUILDING REQUIRED IN CONNECTION WITH KEEPING SHEEP ON THE LAND (ADJACENT TO SOUTH BOUNDARY OF FIELD)

Location of Development
DOVECOTE COTTAGE UPPER BRIGHTON ROAD SOMPTING WORTHING 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 3rd September 2010.

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

28/10/2010

SCHEDULE

Reasons for Granting Permission

01. The agricultural building is required in connection with the keeping of sheep on the land which is considered to be a compelling circumstance. The siting of the building as shown on the submitted plan would not detract materially from the open character of the surrounding 'strategic gap' of countryside separating Lancing/Sompting and Worthing, nor would it detract from the character or appearance of the Conservation Area. It is considered that the building will not cause detriment to the amenities of nearby residential properties. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AC1, AC4, AC6, AB4).

Conditions

01. 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.*

02. The open-sided building hereby permitted shall only be used for agricultural purposes associated with shepherding a flock of sheep including the storage of tools and equipment required in connection with the keeping of sheep and for no other purpose.

    Reason: *In the interests of amenity and to comply with policy AC4 of the Adur District Local Plan.*

03. No development approved by this permission shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be completed in accordance with the details and timetable agreed.

    Reason: *To prevent the increased risk of flooding, to prevent pollution of Controlled Waters by ensuring the provision of a satisfactory means of surface water disposal and to comply with policy PPS25.*

PTO

04. All areas where agricultural waste and equipment is stored, handled or transferred shall be underlain by impervious material with dedicated drainage to foul sewer or sealed tank.

Reason: *To prevent the pollution of Controlled Waters and to comply with PPS25.*

05. This permission relates to the following approved plans date stamped received 3 September 2010:-

1:2500 Scale OS Sitemap, 1:500 Scale Block Plan, Proposed Elevations and Floor Layout.

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