

CM/17/03/CLE

APPLICATION NO: CM/17/03/CLE

TOWN AND COUNTRY PLANNING ACT 1990

SECTION 191 AND 192

(as amended by section 10 of the Planning and Compensation Act 1991)

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE

CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

The Arun District Council hereby certify that on the 12 June 2003 the use hereby described in the First Schedule hereto in respect of the land specified in the Second Schedule hereto and edged boldly on the plan attached to this certificate was lawful within the meaning of section 191 of the Town and Country Planning Act 1990 (as amended), for the following reason(s) viz that the applicant has demonstrated on the evidence submitted judged on a balance of probability that that use has continued on the land for at least ten years prior to submission of the application for a Certificate

Signed



On behalf of Arun District Council

Stephen Cantwell
Planning Control Manager

Date 16th March 2004

Case Officer: Mr D Jones

First Schedule

use of the compound lying immediately to the west of the farm shop building as a garden centre

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Extent of Use

1. the garden centre compound has the following dimensions :--
width minimum 16 metres and maximum 20 metres with variation in fence line
length 25 metres
height of compound fence 2.5 metres
2. the position of the compound is shown hatched black on the plan annexed to this certificate
3. the compound is unroofed and the garden centre use is a sui generis use and not a general retail use under Class A1 Use Classes Order 1987
4. the garden centre is ancillary to the adjacent farm shop .They share a common sales point and the same staff run and operate both .
5. Goods displayed and sold in the compound are :--
 - seeds
 - outdoor plants
 - compost and chipped bark
 - garden furniture
 - BBQs ,tools and lighting aids
 - Garden workwear
 - bulbs
 - fertilisers and plant food
 - soils and gravels
 - bird tables feeders and nest boxes
 - canes and tree stakes
 - hanging baskets
 - indoor plants
 - pots and garden ornaments
 - gates and fencing
 - logs coal charcoal and kindling
 - small animal hutches and runs

Second Schedule

garden centre at Bairds Farm shop Crookthorne Road A259 Climping West Sussex shown edged black on the annexed plan

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT

NOTES RELATING TO CERTIFICATE OF LAWFUL USE OR DEVELOPMENT

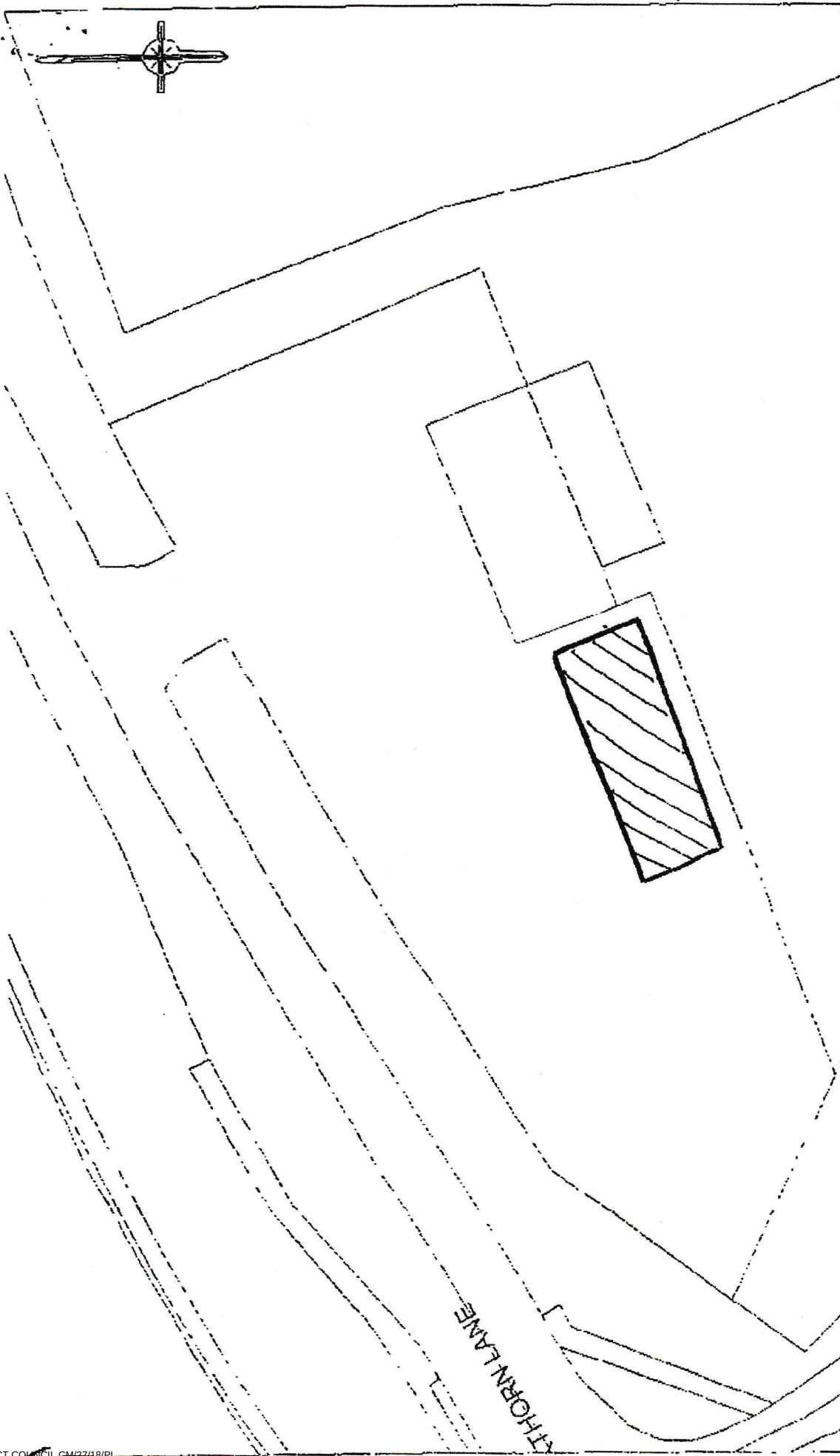
TOWN & COUNTRY PLANNING ACT 1990

This certificate is issued solely for the purpose of section 191 of the Town & Country Planning Act 1990 (as amended).

It certifies that the use specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and thus, was not liable to enforcement action under section 172 of the 1990 Act on that date.

This Certificate applies only to the extent of the use described in the First Schedule and to the land specified in the Second Schedule and identified on the attached plan. Any use which is materially different from that described or which relates to other land may render the owner or occupier liable to enforcement action.

The effect of the certificate is also qualified by the proviso in section 192(4) of the 1990 Act, as amended, which states that the lawfulness of a described use or operation is only conclusively presumed where there has been no material change, before the use is instituted or the operations began, in any of the matters relevant to determining such lawfulness.



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Arun District Council LA077031 1988

CW/17/03/CLE - Garden Centre
Bairds Farm Shop
Crookthorn Lane Climping 1.500

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