

Application for Lawful Development Certificate for an Existing Use or Operation or
Activity including those in breach of a planning condition.

DECISION NOTICE

Application Ref: FG/139/21/CLE

To Addressee

Marshall Clark LLP
24 Grafton Road
Worthing
BN11 1QP

Site Address

The Ladydell site
Hangleton Lane
Ferring
BN12 6PP

Description of Application

Lawful development certificate for the existing use of unit being used as workshops and stores (Class B1, B2 and B8).

The use described in the First Schedule to this certificate in respect of the land specified in the Second Schedule to this certificate and edged in black on the plan attached to this certificate, was lawful within the meaning of section 191 of the Town & Country Planning Act 1990 by reason that at the date specified above, the site has been used for car repairs and scrap metal recycling for a period of 10 years or more.

EXTENT OF USE

Use of the site, specifically the lock-up garage located within the north-eastern corner of the site and fourcourt to the west for the purposes of car repairs, scrap metal recycling both falling under the B2 use class, along with the B1 and B8 uses granted under FG/172/12/CLE.

FIRST SCHEDULE

Use of the Lock-up garage in connection with a B2 use class.

SECOND SCHEDULE

The Ladydell Site, Hangleton Lane, Ferring



Neil Crowther
Group Head of Planning

Case Officer: Miss K Welch

Decision Issued: **19th January 2022**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

NOTES RELATING TO CERTIFICATE OF EXISTING 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, operation or matter specified in the First Schedule taking place on the land described in the Second Schedule was lawful, on the specified date and therefore, 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.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).