UPPER BEEDING SERVICE STATION, HIGH STREET, STEYNING, BN44 3TQ

SECTION 192 PLANNING STATEMENT

Application for a Certificate of Lawfulness that the proposed 24 hour opening of Upper Beeding Service Station is Lawful



RETAIL ROADSIDE DESIGN AND PLANNING
Elta House
Birmingham Road
Stratford upon Avon
CV37 0AQ
+44(0)1789 414202
enquiries@adcockassociates.co.uk
www.adcockassociates.co.uk

PLANNING STATEMENT

Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991 Section 192 application to the local planning authority to ascertain whether the proposed 24 hour opening of Upper Beeding Service Station would be lawful.

The local planning authority's planning search pages have been examined which revealed historic planning applications.

Ref. UB/61/90	Re-development of existing petrol station
Ref. UB/59/91	Variation of condition 5 on UB/61/90 to extend car wash opening hours
Ref. UB/15/97	Extension to shop
Ref. UB/55/98	Single-storey extension & installation of automatic cash machine
Ref. DC/18/1095	Change of use of existing car wash into A1 sandwich bar including removal of existing outdoor washing facilities

It appears from the local planning authority public records that there have been no planning applications granted with conditions that restrict opening hours of the service station.

The current opening hours exercised by the service station will be by default.

APPLICATION FOR LAWFUL DEVELOPMENT CERTIFICATE

An application needs to describe precisely what is being applied for and the land to which the application relates.

> *In the case of applications for proposed use, if a local planning authority has no evidence itself, nor any from others, to contradict or otherwise make the applicant's version of events less than probable, there is no good reason to refuse the application, provided the applicant's evidence alone is sufficiently precise and unambiguous to justify the grant of a certificate on the balance of probability.* (www.gov.uk/guidance/lawful-development-certificates)

The local planning authority's planning search page is relied upon to record planning applications submitted on a registered site. The planning search page for this site records numerous applications. None of these applications restrict opening hours.

In the absence of planning applications recorded by the local planning authority the applicant applies for a Certificate of Lawful Development, certifying that proposed 24 hour opening is lawful. The applicant submits there is no evidence to establish that opening hours have been restricted in the process of granting planning permission for the service station.

Evidence of the grant of planning permission is generated by the Council and recorded on their planning portal. Reliance has been taken from the Council's planning online search results.
The Town and Country Planning (Development Management Procedure) (England) Order 2010, Register of applications paragraph 36; 2. Each local planning register authority shall keep, in 2 parts, a register of every application for planning permission relating to their area, 5 (b) the decision, if any, of the local planning authority in respect to the application, the date of such decision and the name of the local planning authority.