TOWN AND COUNTRY PLANNING ACT 1990

AL/32/89

Outline Application for 11 chalet bungalows (single storey to rear) including demolition of Oak Tree Farm bungalow to provide new access to Lidsey Road.

Oak Tree Farm
Land rear of Lorrena Cottage
Lidsey Road
Woodgate

In pursuance of their powers under this Act and related Orders and Regulations the Council Permit this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

TO: Turner Associates
190 Church Road
Hove
East Sussex

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

10th May 1989

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Oak Tree Farm
Land rear of Lorrena Cottage
Lidsey Road
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CONDITION 1 : The permission hereby granted is an outline permission under Article 3 (1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of three years beginning with the date of this permission:

(a) the layout of the site;
(b) the number, siting, design and external appearance of the buildings;
(c) the landscaping of the site;
(d) the means of access to the site.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 2 : The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

REASON : To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990.

CONDITION 3 : The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details submitted to and approved by the Local Planning Authority.

REASON : policy.

CONDITION 4 : No building materials shall at any time be stacked, stored or sited on Lidsey Road without the prior permission in writing of the Local Planning Authority.

REASON : In the interests of road safety, and to enable the Local Planning Authority to control and regulate the development of the land.

CONDITION 5 : The dwellings hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

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CONDITION 6 : The dwellings hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

REASON : To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways.

CONDITION 7 : The sole means of access to serve the dwellings hereby permitted shall be via the proposed access road as shown on the approved plans.

REASON : In the interests of road safety.

CONDITION 8 : Before the dwellings hereby permitted are occupied, the existing access to the site shall be stopped up by means of lockable bollards in the positions indicated upon the submitted plans to the satisfaction of the Local Planning Authority and thereafter maintained in such positions.

REASON : In the interests of road safety.

CONDITION 9 : The dwellings shall not be occupied until the road serving the development hereby permitted has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

REASON : To secure satisfactory standards of access for the proposed development.

CONDITION 10 : No development shall take place until there has been submitted to and approved by the Local Planning Authority a landscaping scheme. The approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

REASON : In the interests of amenity and of the environment of the development.

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CONDITION No : and finishes and, where so required by the Local Planning Author such materials and finishes to be used for the external walls and roofs of the proposed buildings have been submitted to and approved by the Local Planning Authority.

REASON : in detail in the interests of amenity.

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CONDITION 12 : The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

CONDITION 13 : No development shall take place until details of screen walls and fences and boundary demarcation have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 14 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

REASON : To protect the amenities and privacy of the adjoining properties.