TOWN AND COUNTRY PLANNING ACT 1990

AL/82/90

Outline Application for demolition of existing building and replace with new building comprising 5no.bedsit apartments, reception, office and dining sun lounge for riding for the disabled in conjunction with existing use.

Woodgate Centre
Ryefield Farm
Lidsey Road
Woodgate, Aldingbourne

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: Mr C Webb
Woodgate Centre
Ryefield Farm
Lidsey Road, Woodgate
Aldingbourne West Sussex

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

25th May 1993

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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 siting, design and external appearance of the buildings;

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 : Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the buildings shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for the parking of vehicles in connection with the development hereby permitted.

REASON : In the interests of road safety.

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CONDITION 4 : The accommodation hereby permitted shall be occupied solely for purposes incidental to the use of Woodgate Centre, Ryefield Farm as a riding centre for persons with disabilities and shall not be used as separate units of accommodation.

REASON : To enable the Local Planning Authority to maintain a satisfactory degree of control over the site as a whole in the interests of the visual amenities of the area.

CONDITION 5 : 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.