



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: AL/86/18/PL

1 To Addressee

Mr R Stubbs
 10 Newhall Close
 Bognor Regis
 West Sussex
 PO21 5RG

2 Site Address

The Old Barn
 Arundel Road

 BN18 0SX

3 Description of Development

Application to vary condition No.4 of previously approved planning application AL/50/13 to increase the number of mobile homes for permanent residential units from 2 to 3No. units.

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 plans and subject to the following conditions

- 1 The development hereby approved shall be carried out in accordance with the following approved plan: 06/12/B (August 2018) "Mobile Home (3rd Unit)".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies C SP1 and D DM1 of the Arun Local Plan.

- 2 The occupation of the mobile homes hereby permitted approved shall be restricted to one household only and be only for occupation of members of a group organised for the purposes of holding fairs, circuses or shows (whether or not travelling as such). This includes such persons who on the grounds of their own or their family's or dependants's more localised pattern of trading, educational or health needs or old age have ceased to travel temporarily or permanently, but excluding members of an organised group of travelling showpeople or circus people travelling together as such, but excludes Gypsies and Travellers as defined in Planning Policy for Travellers Sites (August 2015).

Reason: To ensure that the land is maintained as a supply of accommodation only for those defined as belonging to the travelling showpeople community, in compliance with policy H SP5 of the Arun Local Plan and Annex 1 of Planning Policy for Travellers Sites (August 2015).

- 3 Notwithstanding the details hereby approved, no more than 3 mobile homes for the permanent residential use of 3 households shall be stationed on the site. No more than 3 touring caravans shall be stationed on the land and these shall not be used for residential use at any time whilst on the site.

Reason: To protect the amenities of the area and ensure that the residential use of the site is kept to a minimum in line with policies C SP1, D DM1 and H SP5 of the Arun Local Plan.

- 4 Prior to the occupation of the new mobile home, details of the foul water drainage scheme shall have been submitted to and approved in writing by the Local Planning Authority (to include details of its siting, design and subsequent management/maintenance) and the mobile home shall not be occupied until works for the disposal of sewage have been fully implemented in accordance with the approved details.

Reason: To prevent pollution of water bodies and to ensure the satisfactory drainage of the site and to prevent flooding, in accordance with policies W SP1 & W DM1 of the Arun Local Plan.

INFORMATIVE: It may be necessary to apply for a variation to the environmental permit in respect of the private treatment system for foul drainage. Please see <https://www.gov.uk/guidance/change-transfer-or-cancel-your-environmental-permit>.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Date of Decision:

13 November 2018

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

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

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