TOWN AND COUNTRY PLANNING ACT 1990

AW/7/90

Outline Application for development of the grounds of Derwent House for 2 houses and 10 bungalows with estate road and access from Colts Bay

Derwent House
Barrack Lane
Aldwick
Bognor Regis West Sussex

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 G Evans
Mortimer House
The Fairway
Aldwick Bay
Bognor Regis West Sussex

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

28th February 1990

AW/7/90 Outline Application for development of the grounds of Derwent House for 2 houses and 10 bungalows with estate road and access from Colts Bay

Derwent House
Barrack Lane
Aldwick
Bognor Regis West Sussex

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;

(c) 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 : No development shall take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 4 : 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 5 : No development shall take place unless and until details of the layout and specification of and construction programme for the roads, footpaths and casual parking areas and the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

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

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CONDITION 6 : 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.

CONDITION 7 : 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 to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

CONDITION 8 : 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.

CONDITION 9 : The dwellings hereby permitted shall not be occupied until all access to the site other than hereby approved have been stopped up permanently and obliterated.

REASON : In the interests of road safety.

CONDITION 10 : The existing public right of way abutting the site shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of the public right of way shall be protected by being clearly fenced, as may be approved by the Local Planning Authority throughout the course of the development.

REASON : To safeguard the rights of the public.

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CONDITION 11 : No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractor's buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

REASON : To avoid undue congestion on the site and consequent obstruction to access.

CONDITION 12 : Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)Order 1995 no access, vehicular or pedestrian, shall be formed to Barrack Lane unless permission is granted on an application in that respect.

REASON : In the interests of road safety.

CONDITION 13 : No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

CONDITION 14 : No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme for the planting and future management of a tree belt fronting Barrack Lane which should be not less than 12m deep as measured from the rear edge of the carriageway and identified as communal land to the development.

REASON : In the interests of the visual amenities of the locality.

CONDITION 15 : All planting, seeding or turfing comprised in 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 16 : No trenches or pipe runs for services and drains shall be cut or laid within 5 metres of the bole of any existing tree to be retained on this or adjoining sites.

REASON : To protect tree roots from damage likely to lead to the loss of the tree.

CONDITION 17 : The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

REASON : To protect trees and vegetation from fire damage.

CONDITION 18 : A period of time shall be agreed with the Local Planning Authority for the carrying out of a detailed ecological survey of the site area any protected species of flora and fauna as either identified by the Wildlife & Countryside Act 1981 or of a special local interest shall be removed from the site at the developers expense and relocated at a place to be agreed in writing by the Local Planning Authority.

REASON : In the interest of local ecology and the preservation of wildlife

CONDITION 19 : No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted

REASON : In the interests of road safety.

CONDITION 20 : Means of vehicular access to the new dwellings shall be from Colts Bay only.

REASON : In the interests of road safety.

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CONDITION 21 : No building materials shall at any time be stacked, stored or sited on Barrack Lane 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 22 : The dwellings shall not be occupied until Colts Bay and its junction with Barrack Lane has been constructed, laid out surfaced & 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 23 : Before the dwellings are first occupied a footpath along the Barrack Lane frontage of the site, linking with existing footpaths to the North and South of the site shall have been provided to the satisfaction of the Local Planning Authority in accordance with precise details of layout, siting and construction to be submitted to and approved by the Local Planning Authority before development is commenced.

REASON : In the interest of road safety.