

ARUN DISTRICT COUNCIL

THE ARUN CIVIC CENTRE
MALTRAVERS ROAD
LITTLEHAMPTON
W. SUSSEX. BN17 5LF

Tel: Littlehampton 716133
STD Code 0903

TOWN AND COUNTRY PLANNING ACT 1971

A/113/88

**Change of use of redundant farm buildings to farm shop
selling farm produced foods, flowers & items associated with
gardening. Demolition & re-erection of wall with gates and
alterations to end bays of existing barns.**

**Roundstone Farm Buildings
Littlehampton Road
Angmering Littlehampton
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: J M B Associates
Hoe Barn
Hoe Lane
Flansham Bognor Regis
West Sussex**

IT IS IMPORTANT THAT YOU READ THE NOTES ON THE REVERSE OF THIS DOCUMENT

7th April 1989

Change of use of redundant farm buildings to farm shop selling farm produced foods, flowers & items associated with gardening. Demolition & re-erection of wall with gates and alterations to end bays of existing barns.

Roundstone Farm Buildings
Littlehampton Road
Angmering Littlehampton
West Sussex

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

REASON : To comply with Section 41 of the Town and Country Planning Act 1971.

CONDITION 2 : At no time shall any retail sales take place other than in respect of farm produce, including fruit and plants and items associated with gardening and garden use.

REASON : Unrestricted retail sales would be contrary to the Council's policy in respect of the rural area, where normally only that development essential in the interests of agriculture or forestry is normally permitted.

CONDITION 3 : Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 as amended 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 : The site lies in a rural area where development unrelated to agriculture/horticulture is not normally permitted. Furthermore, an increase in sales/display area would result in further car parking requirements which could not be met within the application site.

CONDITION 4 : No raw materials, finished or unfinished products or parts, crates, packing materials or waste shall be stacked or stored on the site except within the buildings or storage area, hereby approved by the Local Planning Authority.

REASON : To safeguard the visual amenities of the rural area.

CONDITION 5 : The use shall not commence until the parking spaces shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

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

CONDITION 6 : The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

Continued

CONDITION 7 : The use shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been constructed to a specification to be agreed with the Local Planning Authority. Details of the suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR Telephone: Patching (0903874) 444.

REASON : In the interests of road safety.

CONDITION 8 : The proposed access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

- (1) 2 metres by 2.4 metres on each side of the proposed access based on the existing highway boundary, together with sight lines defined by:-
- (2) (a) A line 4.5 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of A259.
- (b) Lines 200 metres long on each side of the access measured along the nearer edge of the carriageway of A259 from their intersection with the centre line of the proposed access.
- (c) The straight lines joining the termination of the above lines

No other work shall be carried out on the site until the above-mentioned sight lines and splay areas have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.

CONDITION 9 : The use hereby permitted shall not be carried on until all accesses to the site other than hereby approved have been stopped up permanently and obliterated.

REASON : In the interests of road safety.

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.

Continued

CONDITION 11 : The area indicated as outside storage on the approved plan (Ref No 85/24.14B) shall at no time be used for retail sales or display including the display of such items as sheds, greenhouses, garden furniture, materials, machinery and items of a similar or related nature.

REASON : The storage of structures and materials would be detrimental to the visual amenities of the area and, furthermore, would result in further car parking requirements which could not be met within the application site.

CONDITION 12 : Before the use hereby approved is commenced and following the demolition of those sections of the existing building to be removed in order to provide the visibility splays as required by Condition No 8 above, a new flint wall not less than 1.8m in height shall be constructed as indicated on the approved plan.

REASON : In the interests of visual amenity.

