

DECISION NOTICE

Application Ref: A/231/21/PL

1 To Addressee

Barratt David Wilson Southern
Compton House
The Guildway
Old Portsmouth Road
Guildford
GU3 1LR

2 Site Address

Land South of Water Lane
Angmering

3 Description of Development

Variation of condition imposed under A/24/21/PL relating to conditions 2-approved plans, 3-approved plans, 5-flint wall & 6-landscaping.

4 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 permitted shall be begun before 27th May 2024; and the Local Planning Authority must be notified in writing on commencement of the development.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The commercial use of the land hereby permitted shall be discontinued permanently on or before the 31st August 2022, following which the sales cabin, the 4 space customer car park, the 1.8 metre high close boarded fencing, and the temporary ornamental planting identified on - Drawing No. P1320 SALES.01 Rev. D - "Sales Area Layout" and Drawing No. PLN-1-5009 Rev. C (JBA 19/283-09) - Detailed Soft Landscape Proposals for Sales Area shall be removed from the site by 30th September 2022.

Reason: To ensure the commercial development is for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

- Drawing No. P1320 SALES.02 - Sales Area Location Plan.

- Drawing No. P1320 SALES.01 Rev. D - Sales Area Layout.
- Drawing No. LGCHA023 - Elevation & Layout.
- Drawing No 01 Rev. A - Plan Layout General Arrangement.
- Drawing No. 02 - Proposed Elevations.
- Drawing No. 03 Rev. P1 - Weavers Hill Access Visibility Assessment.
- Drawing No. PLN-1-5009 Rev. C (JBA 19/283-09) - Detailed Soft Landscape Proposals for Sales Area.
- Revised Design and Access Statement: Land South of Water Lane, Angmering - Temporary Sales Cabin, dated 17th November 2021.
- Construction Management Plan: Sales Area (Ref. A290-R009 Rev. A), by Abley Letchford Partnership, 9th April 2021.

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

- 4 The temporary sales cabin shall not be used for commercial purposes until the road, footway and the car parking area serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

- 5 Within 3 months of commencement, the length of flint wall which is proposed to be re-built outside the visibility splay, as indicated on - Drawing No. P1320 SALES.01 Rev. D - "Sales Area Layout" shall be built re-using the flint from the existing wall.

Reason: In the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

- 6 All planting, seeding or turfing comprised in the approved details in Drawing No. PLN-1-5009 Rev. C (JBA 19/283-09) - "Detailed Soft Landscape Proposals for Sales Area" shall be carried out within 3 months of the date of this permission.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

INFORMATIVE: The potential temporary closure of Weavers Hill to form the access will require a temporary traffic regulation order. The applicant will need to apply for this and it will be considered independently of the current Construction Management Plan (Ref. A290-R009 Rev. A); the approval of the Construction Management Plan does not guarantee the temporary traffic regulation order will be accepted by West Sussex County Council.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, 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: Michael Eastham

Decision Issued: **13th January 2022**

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 6 months 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

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 public highway (including the placing of skips on

highway land).