



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: A/76/15/PL

1 To Addressee

South Eastern Planning Services Ltd
 67 Coleridge Street
 Hove
 East Sussex
 BN3 5AA

2 Site Address

Angmering Manor
 High Street

 BN16 4AG

3 Description of Development

Single storey rear extension & re-modelling of front car park area to increase number of spaces from 25 to 32. This application affects the character & appearance of the Angmering Conservation Area.

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 compliance with the conditions specified below.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans location, substitute block plan, TPP/15/956 001, car park layout 1001/13 dated Dec 2014 and Jan 2015, floor plan amended 27-10-2014 1000/13 and elevations 1000/13 A amended 27-10-2014.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 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 in the interests of the visual amenities of the locality.

- 4 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a mitigating landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the occupation of the extension or the completion of the development, whichever is the sooner, and any trees or plants which, within a period of five years from the completion of 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. This new planting must contain at least 12 semi-standards/standards trees.

The species for restocking will be from :

English Oak *Quercus robur*
Common hornbeam *Carpinus betulus*
Scots Pine *Pinus sylvestris*
Common yew *Taxus baccata*
Cherry *Prunus* spp
Goat Willow *Salix caprea*
Cherry *Prunus* spp
Midland Hawthorn *Crataegus laevigata*
Silver Birch *Betula pendula*
Holly *Ilex aquifolium*

Reason: In the interests of amenity and of the environment of the development in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 5 No development shall take place on the site unless and until the protective fencing detailed on drawing TPP 15/956 001 has been provided and the siting agreed by the Local Planning Authority's arboricultural officer and the fencing must be retained throughout the course of the development.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 6 When excavating for the new developments foundations any root structure exposed with a diameter over 25 mm should be retained. If the contractors wish to remove roots of over 25mm in diameter, then the Local Planning Authority Arboricultural officer must be informed to supervise any root pruning/removal. This condition should be adhered to in completing the ground works in the Root Protection Area's of T2, T5, T7, T9, T17, and T28.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policies AREA2 and GEN7 of the Arun District Local Plan.

- 7 Prior to commencement of any construction works the implication of effective ground protection must be achieved to protect the RPA of T38. The Local Planning Authority arboricultural officer must check this protection before the construction works commences.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy GEN7 of the Arun District Local Plan.

- 8 When completing the pruning operations to both T5, T7 and T9, the following conditions must be adhered to;

Crown Reduction

All side branches to be retained should be at least 1/3rd in diameter of the removed branch. Pruning cuts must be flat and smooth, kept as small as possible by cutting at an optimum angle and should not exceed 100mm in diameter.

Crown Clean

The Crown Clean should consist of deadwood and stub removal where all cuts should be made to the branch collar. Where crossing branches are encountered the weaker branch/branches should be reduced or removed to avoid contact between them. The remaining branch/branches should be shortened as appropriate to relieve 'end weight' and sudden exposure by reducing the leaf bearing branch tips by no more than 30%.

Crown Lift

Branches found within the clearance height having diameters greater than 100mm should be shortened and no more than 15% of the leaf bearing growth of that branch should be removed to facilitate the unobstructed free passage of vehicles and pedestrians.

REASON: In the interests of the trees continued health and vitality and to accord with current industry guidelines and sound arboricultural practice.

- 9 Before the extension is used the covered way to the west side of the swimming pool and the other sound insulation measures detailed on elevation drawing 1000/13 shall be provided. The measures so approved shall be retained in perpetuity.

Reason: To protect the amenities of occupiers of adjoining properties in accordance with Arun District Local Plan policies GEN7 and GEN32.

- 10 No development shall take place unless and until precise details of the doors and windows including sections have been submitted to and approved by the Local Planning Authority and the doors and windows shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy GEN7 of the Arun District Local Plan.

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.

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside

Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: The double parking indicated is acceptable on the basis that concierge parking will be provided.



Karl Roberts
Director Planning & Economic Regeneration

Case Officer: Mrs A Gardner

Date of Decision:

23 September 2015

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

NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990
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 First 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a Minor Commercial development) of the date of this notice, whichever period expires earlier.

For all other cases, if you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.gov.uk/government/organisations/planning-inspectorate

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

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).