

DRAFT CONDITION(S) CLEARED NOTICE

RBA Architects Ltd
The Lecture Rooms
Carnegie Library
Fratton Road
Portsmouth
PO1 5EZ

Your Ref: BE/129/14/DOC

Please ask for:

Mrs J Chapman

10 November 2014

Dear Mr Young

Town & Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of matters reserved by condition imposed under BE/96/12 relating to Condition No's 14, 15 & 19 - Access and cycle storage.

The Family Tree 1 Laburnum Grove, Bognor Regis,

Notification regarding the above application:

Condition Number 14

The dwellings shall not be occupied until such time as the vehicular access on Laburnum Grove has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The new access onto Laburnum Grove as per the submitted Drawing Nos: Site Layout Plan 1219/3.100 Rev C4 and Drg No S278 Minor Works E5634/278.

Please do not hesitate to contact the above officer if you require any further assistance.

docdecidft

DRAFT CONDITION(S) CLEARED NOTICE

RBA Architects Ltd
The Lecture Rooms
Carnegie Library
Fratton Road
Portsmouth
PO1 5EZ

Your Ref: BE/129/14/DOC

Please ask for:

Mrs J Chapman

10 November 2014

Dear Mr Young

Town & Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of matters reserved by condition imposed under BE/96/12 relating to Condition No's 14, 15 & 19 - Access and cycle storage.

The Family Tree 1 Laburnum Grove, Bognor Regis,

Notification regarding the above application:

Condition Number 15

The dwellings shall not be occupied until such time as the existing vehicular access onto Durlston Drive have been physically closed and reinstated to highway verge in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The re-instatement of the highway verge as per the submitted Drawing Nos Site Layout Plan 1219/3.100 Rev C and Drg No S278 Minor Works E5634/278.

Please do not hesitate to contact the above officer if you require any further assistance.

docdecidft

DRAFT CONDITION(S) CLEARED NOTICE

RBA Architects Ltd
The Lecture Rooms
Carnegie Library
Fratton Road
Portsmouth
PO1 5EZ

Your Ref: BE/129/14/DOC

Please ask for:

Mrs J Chapman

10 November 2014

Dear Mr Young

Town & Country Planning Act 1990 (as amended)

Planning (Listed Buildings and Conservation Areas) Act 1990

Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for approval of matters reserved by condition imposed under BE/96/12 relating to Condition No's 14, 15 & 19 - Access and cycle storage.

The Family Tree 1 Laburnum Grove, Bognor Regis,

Notification regarding the above application:

Condition Number 19

The dwellings shall not be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Decision:

Arun District Council have decided to

APPROVE the details reserved by this condition

The provision of secure cycle parking as per the submitted Drawing Nos: Site Layout Plan 1219/3.100 Rev C4 and Bin/Cycle Store details Drg No 1219/4.001 Rev C2.

Please do not hesitate to contact the above officer if you require any further assistance.

docdecidft

13

No work shall be carried out on site unless provision is available within the site (or other adjacent land within the applicant's control) in accordance with details approved by the Local Planning Authority, for all temporary contractors' 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 of the site and consequent obstruction to access and to accord with policy GEN7 of the Arun District Local Plan.

14

The dwellings shall not be occupied until such time as the vehicular access on Laburnum Grove has been constructed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

15

The dwellings shall not be occupied until such time as the existing vehicular access onto Durlston Drive have been physically closed and reinstated to highway verge in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

16

No part of the development shall be first occupied until visibility splays of 2.4 metres by 42 metres in the leading direction and 2m by 14m in the trailing direction have been provided at the proposed site vehicular access onto Laburnum Grove in accordance with the approved planning drawing. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

17

The dwellings shall not be occupied until pedestrian visibility splays of 2 metres by 2 metres have been provided either side of the proposed site vehicular access onto Laburnum Grove in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

18

The dwellings shall not be occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: In the interests of road safety and to accord with policy GEN7 of the Arun District Local Plan.

19

The dwellings shall not be occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.