

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE****Application Ref: BE/21/07/****1 To Addressee**

Michael Knight MRICS, IRRV
Deputy Head of Surveying & Est
Arun District Council
Civic Centre (Room 139)
Maltravers Road
BN17 5LF

2 Site Address

Land Off Fir Tree Way
Ash Grove
North Bersted

3 Description of Development

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for change of use from open land to public open space

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 plan and subject to compliance with the conditions specified.

CONDITION 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).

CONDITION 2 Details of the fencing and access gates shall be submitted to and approved in writing by the local planning authority before the development hereby permitted is commenced. The approved fencing shall not thereafter be altered without the written consent of the local planning authority.

Reason: To allow floodwater to flow in accordance with policy GEN 11 of the Arun District Local Plan.

CONDITION 3 There shall be no raising of the land without the prior permission of the local planning authority on an application on that behalf.

Reason: To allow floodwater to flow in accordance with policy GEN11 of the Arun District Local Plan.

CONDITION 4 Details of warning signs highlighting health and safety issues shall be submitted to and approved in writing by the local planning authority before development is commenced.

Reason: In the interests of safety in accordance with policy GEN 11 of the Arun District Local Plan.

Case Officer: Mr K Wheway

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

13th April 2007



Howard Cheadle DipTP MRTPI
Head of Planning Services

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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.