TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: BE/4/03/

1 **To Addressee**

Pegasus Planning Group
5 The Priory
Old London Road
Sutton
Coldfield
B75 5SH

2 **Site Address**

Car Park
Arun Retail Park
Shripney Road
Bognor Regis

3 **Description of Development**

Erection of freestanding restaurant and ancillary works in car park of existing retail park.

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 5 years from the date of this permission.

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

CONDITION 2 The use hereby permitted shall not be carried on until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7, GEN34 of the Arun District Local Plan.

CONDITION 3 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no building shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan

Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 4 The alterations to the existing car park indicated on the submitted plan shall be carried out and completed before the occupation of the building hereby approved.

Reason: In the interests of highway safety.

CONDITION 5 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 7 No sound amplification system shall be installed or used without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7, GEN32 of the Arun District Local Plan.

CONDITION 8 Internal alterations to the site access and the car parking layout shall be completed before the use of the building first commences.

Reason: In the interests of highway safety in accordance with policy T14 of the West Sussex Structure Plan.

CONDITION 9 Before the use is first commenced, provision shall be made at the premises for the collection of customer waste in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be maintained to the satisfaction of the Local Planning Authority whilst the use is taking place.

Reason: In the interests of the amenities of the locality in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7 of the Arun District Local Plan.

CONDITION 10 INFORMATIVE

This permission shall not purport or be deemed to authorise the display of advertisements shown on the submitted plans, for which seperate consent may be required under the provision of the Town and Country Planning (Control of Advertisements) Regulations 1992.

INFORMATIVE

Alterations to the junction of the Retail Park with the A29 will need to be the subject of a Section 278 Agreement and Safety Audit with the West Sussex County Council.

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

Case Officer: Mr K Wheway

19th July 2004

Decision Notice Issued:

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT