



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: BE/6/18/PL

1 To Addressee

Mr S Jupp
 Sally Field Lodge
 Rotten Row
 Sidlesham
 Chichester
 West Sussex
 PO20 7QB

2 Site Address

Chalcroft Nurseries
 Chalcroft Lane

 PO21 5TS

3 Description of Development

Change of use of part of land to allow for use of land for the hire of cars and vans in addition to the permitted display of caravans and motor homes for sale

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 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;

Dwg.no. 2 - Location Plan dated Jan 2018
 Dwg.no. 3 - Proposed Site Layout dated Jan 2018

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN 7 of the Arun District Local Plan.

- 3 The use of the premises including the Van and Car Hire Office, the Caravan Sales Office and its surrounding car park (0.16 hectares in size), excluding the moving of cars, vans, caravans and motorhomes on and off the site, shall be restricted to the hours of 08.30 to 17.30 Mondays to Fridays, 9.00 to 17.00 on Saturdays and 10.00 to 16.00 Sundays.
- Reason: In the interests of the residential amenities of neighbouring properties in accordance with policy GEN7 and GEN32 of the Arun District Local Plan.
- 4 Moving vans, cars, caravans and motorhomes on and off the site shall be limited to the hours of: 08.30 -17.30 Mondays to Fridays, 09.00-17.00 on Saturdays. Any cars being collected from or dropped off to the site on a Sunday for the Car and Van Hire business shall only be collected from or dropped to the area of land labelled as 'van overflow and valeting area' and from no other part of the site and only between the hours set out in condition 3.
- Reason: In the interests of the residential amenities of neighbouring properties in accordance with policy GEN7 and GEN32 of the Arun District Local Plan.
- 5 The valeting of vehicles shall be restricted to the area indicated on the approved plan 'Dwg.no. 3 - Proposed Site Layout dated Jan 2018' as van overflow and valeting area and shall not take place on any other part of the site.
- Reason: In the interests of the residential amenities of neighbouring properties in accordance with policy GEN7 and GEN32 of the Arun District Local Plan.
- 6 The use of the land for car and van hire additional to the existing caravan and motorhome use) shall not be occupied until the parking spaces shown on the approved plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the customer parking, car and van hire parking and motorhome and caravan parking as shown on the approve plan 'Dwg.no. 3 - Proposed Site Layout dated Jan 2018' .
- Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policy GEN7 and GEN12 of the Arun District Local Plan.
- 7 No vehicle repair or maintenance activities are allowed to take place on site.
- Reason: In the interests of the residential amenities of neighbouring properties in accordance with policy GEN7 and GEN32 of the Arun District Local Plan.

- 8 The premises shall be used for the sale of touring caravans, motorhomes and associated spares and accessories, the hire of cars and vans only..

Reason: For the avoidance of doubt to enable the Local Planning Authority to control the specific nature of the use and to protect the amenity of adjacent properties in accordance with Arun District Local Plan policy GEN7.

- 9 Within 6 months of the commencement of development a landscaping scheme shall be submitted to, and approved by, the Local Planning Authority including details of enhanced soft landscaping to the southern boundary and details of existing trees and hedgerows to be retained. The approved details of the landscaping shall be carried out in the first planting and seeding season, following the approval of the submitted scheme, and any trees or plants which, within a period of five years from the granting of this planning permission, 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 residential amenity and of the environment of the development 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.



Neil Crowther
Group Head of Planning

Case Officer: Andrew Wood

Date of Decision:

28 March 2018

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 12 weeks 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.

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