

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: BE/33/09/

1 To Addressee

Ms A Cannon
 Humberts Leisure
 Pavilion View
 19 New Road
 Brighton
 BN1 1UF

2 Site Address

Riverside Caravan Centre Ltd
 Shripney Road
 Bognor Regis

3 Description of Development

Continuance of use without compliance with condition no.2 imposed under planning permission BE/10/50 'Q' relating to the extension of permitted holiday season. This application relates to an area of land to the east of the site.

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 Within three months of the date of this permission, a detailed flood warning and evacuation plan, which incorporates all the key actions points outlined within the submitted Flood Risk Assessment dated 24-06-09, shall be submitted and approved in writing by the Local Planning Authority and the procedures and undertakings as approved shall be implemented on site within this specified time period.

Reason: To raise awareness of the risks of flooding on the site in accordance with PPS25.

CONDITION 2 The caravans which are the subject of this application shall be occupied solely for holiday purposes only and shall not be occupied as a person's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of owners/occupiers of individual home addresses, and their home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The use of the site for all year round residential occupation would conflict with GEN2, GEN3, DEV39 of the Arun District local Plan and the Good Practice Guide on Planning for Tourism.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development

Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the proposal would not it is considered, have a materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it result in an acceptable level of flood risk to occupiers of the site and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: NRM4.

LOCAL PLAN: GEN2, GEN7, GEN10, DEV37.

NATIONAL POLICIES: PPS1, Good Practice Guide on Planning for Tourism, PPS25.

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

INFORMATIVE:

The applicant is advised of the following comments, which were received from the Councils Licensing Officer in relation to this application:-

'No objection to the proposal to extend the period of opening from 1st March to 2nd January to part of the site to the East side. The site has permanent wardens on site and visible management. Subject to consent being given, the site licence will need to be amended to reflect the change to this part of the site'.

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

Case Officer: Mrs C Rodway

Date of Decision:

15th July 2009

Date Decision Issued:

15th July 2009



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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.

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).