TOWN AND COUNTRY PLANNING ACT 1990

BN/13/90

New vehicle access and
erection of staff bungalow for
horticultural holding

Maple Trees Nursery
Yapton Road
Barnham
Bognor Regis West Sussex

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.

TO: Mr K C Parker
Devonshire House
28 Devonshire Road
Bognor Regis
West Sussex PO21 2SY

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

1st August 1990

BN/13/90	New vehicle access and erection of staff bungalow for horticultural holding	Maple Trees Nursery Yapton Road Barnham Bognor Regis West Sussex

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

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

CONDITION 2 : The access shall not be used until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

REASON : To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

CONDITION 3 : The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290(1) of the Town and Country Planning Act 1971, or in forestry, including any dependents of such a person residing with him or her, or a widow or widower of such a person.

REASON : The site lies in a rural area where in accordance with the policies of the approved West Sussex County Council Structure Plan development unrelated to the essential needs of agriculture and/or forestry would not normally be permitted.

CONDITION 4 : The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

REASON : To ensure a satisfactory standard of development.

CONDITION 5 : The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or

use authorised by this permission is commenced.

REASON : In the interests of road safety and to accord with approved policy.

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CONDITION 6 : The access hereby permitted shall not be brought into use until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

REASON : In the interests of road safety.

CONDITION 7 : The proposed access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) (a) A line 4.5 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Yapton Road.

(1) (b) Lines to the edge of the site frontage on each side of the access measured along the nearer edge of the carriageway of

Yapton Road from their intersection with the centre line of the proposed access.

(1) (c) The straight lines joining the termination of the above lines

No other work shall be carried out on the site until the above-mentioned sight lines and splay areas have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

REASON : In the interests of road safety.

CONDITION 8 : No work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted.

REASON : In the interests of road safety.

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CONDITION 9 : With the exception of work in connection with the construction of the access road to serve the proposed development no work shall be undertaken on the site until the said access road has been constructed in accordance with plans to be submitted to and approved by the Local Planning Authority.

REASON : In the interests of road safety.

CONDITION 10 : No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractor's 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 on the site and consequent obstruction to access.

CONDITION 11 : The existing access shall be stopped up permanently and obliterated to the satisfaction of the Local Planning Authority upon completion of the new access hereby approved.

REASON : In the interests of road safety.

CONDITION 12 : No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved by the Local Planning Authority.

REASON : To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 13 : This permission relates to the substitute plan submitted on 24th July 1990 and not to the plan originally submitted.

REASON : For the avoidance of doubt.