TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE

Application Ref: BR/13/10/

1 **To Addressee**

Mr J Summers
University of Chichester
Bishop Otter Campus
College Lane
Chichester
PO19 6PE

2 **Site Address**

University of Chichester
Bognor Regis Campus
Upper Bognor Road
Bognor Regis
PO21 1HR

3 **Description of Development**

Part demolition of wall & erection of Oak boarded fence & lower wall to east of Longbrook Car 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 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 At all times during the progress of the work hereby approved adequate measures shall be taken to protect the remaining part of the wall from collapse and/or structural damage.

Reason: To preserve the character and appearance of the walling in accordance with policies GEN7 and AREA2 of the Arun District Local Plan.

CONDITION 3 No development shall be carried out unless and until a schedule of materials and finishes to be used for the walling and fencing have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the walling/ fencing.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Conservation Area in accordance with policy GEN7 and AREA2 of the Arun District Local Plan.

CONDITION 4 The rebuilding of the walling hereby approved shall use the existing handmade clay copings to weather the revised wall height, as specified in John Summers Letter dated 21st January 2010. Any variation shall be agreed in writing by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Conservation Area in accordance with policy GEN7 and AREA2 of the Arun District Local Plan.

CONDITION 5 This permission relates to the following approved plans:-

OS Plan outlining 'Area of Application'
University of Chichester - Bognor Regis Campus - Location Plan. Scale 1:1250
University of Chichester - Bognor Campus - Block Plan. Scale 1:500
University of Chichester Bognor Regis Campus. Part demolition of wall & erection of Oak Boarded fence & lower wall to east of Longbrook Car Park.
Plan outlining affected walls in Blue and Red
7 No. photographs

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with GEN7 of the Arun District Local Plan.

INFORMATIVE:

The applicant is advised of the following comments, which were received from Southern Water on 16th March 2010:-

'The exact position of the public sewers must be determined on site by the applicant before the proposed demolition of the existing brick wall is finalised'.

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 walling, which is the subject of this application is structurally unsound. The proposed works are therefore required in order to preserve the walling and it is considered that they would not have a materially adverse affect on the character or appearance of the Upper Bognor Road and Mead Lane Conservation Area and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

SOUTH EAST PLAN: CC1

LOCAL PLAN: GEN2, GEN7, AREA2

NATIONAL POLICIES: PPS1, PPG15

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

Case Officer: Mrs C Rodway

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

Date of Decision: **1st April 2010**

Date Decision Issued: **1st April 2010**

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).