

13th January, 1989.

Dear Sirs,

55/57 West Street, Bognor Regis.

Thank you for your letter dated 9th January.

I enclose one part of the completed Agreement
and confirm that the planning permission is being
issued.

Yours faithfully,

Solicitor to the Council.

Encl.



BOGNOR REGIS.

THIS AGREEMENT is made the *thirteenth* day of *January*
One thousand nine hundred and eighty-eight BETWEEN ARUN DISTRICT
COUNCIL of The Arun Civic Centre Maltravers Road Littlehampton in
the County of West Sussex BN17 5LF (hereinafter called "the
Council") of the one part and MARY ELIZABETH TAYLOR and ANTHONY
AMATO both of Lansdown Hotel 55/57 West Street Bognor Regis
aforesaid (hereinafter called "the Owners") of the other part

W H E R E A S:

(1) The District Council is the local planning authority for the purposes of the Town and Country Planning Act 1971 for the area within which the property the subject of this agreement is situated

(2) The Owners are the owners in fee simple absolute in possession free from incumbrances of the land and Property specified in the First Schedule hereto (hereinafter referred to as "the Property")

(3) An application (Reference No. BR/424/88) dated 25th July 1988 has been made to the Council for permission to develop the Property and the Council is satisfied that the development disclosed by the said application is such as may be approved under the said Act subject to the covenants hereinafter contained

NOW THIS AGREEMENT made in pursuance of Section 52 of the Town and Country Planning Act 1971 and Section 33 of the Local Government (Miscellaneous Provisions) Act 1982 and all other powers the parties hereto enabling WITNESSETH as follows:-

1. THE Council hereby approve the said development (Reference No. BR/42488) subject to the conditions set out in the Notice of Approval of even date

2. THE Owners for themselves and their successors in title hereby jointly and severally covenant with the Council with intent to bind the Property and every part thereof into whosoever hands the same may come and to the intent that this covenant may be enforced by the Council against persons deriving title under the Owner pursuant to Section 52 of the Town and Country Planning Act 1971 as if the Council were possessed of adjacent land and this covenant had been expressed to be made for the benefit of such land

to observe and perform the covenants set out in the Second Schedule hereto

3. (1) Notwithstanding anything hereinbefore contained the foregoing covenants shall not prohibit or restrict or require anything to be done before the date on which the development specified in the planning permission shall be taken to be begun within the meaning of Section 41 or 42 and Section 43 of the 1971 Act

(2) If the planning permission shall expire before the development has been begun as aforesaid or is revoked or otherwise withdrawn or without the consent of the Owner or his successors in title modified by any statutory procedure this Agreement shall thereupon cease to have effect

4. THE expressions "the Council" and "the Owners" shall include their respective successors in title and assigns

IN WITNESS whereof the Council has set its Common Seal and the Owners have set their hands and seals the day and year first hereinbefore written

FIRST SCHEDULE

3 Ground floor flats at 55/57 West Street Bognor Regis West Sussex shown edged red on the plan accompanying the said planning application

SECOND SCHEDULE

(1) Not to permit the Property or any part thereof to be occupied by persons of less than State Pensionable age Provided That it shall not be deemed to be a breach of this covenant in the case of the occupation of any dwelling unit comprised in the Property under the following circumstances:-

(a) by a husband and wife where one of them is below State Pensionable age

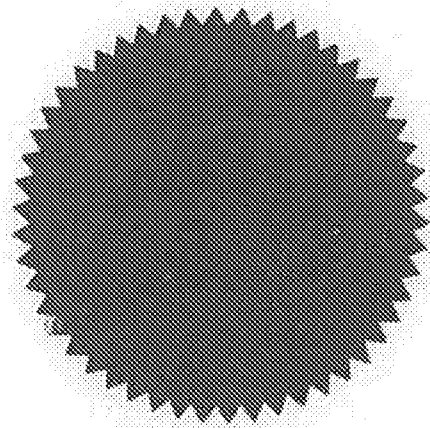
(b) the continued occupation by a spouse below State Pensionable age following the death of his or her spouse who had attained that age

(2) Not to use the Property for any other purpose than is permitted by the Approval and in particular for any purpose which would give rise to any future change of use and require the provision of a greater number of car parking spaces in accordance with the Council's adopted car parking standards than is required

in connection with the development as hereby approved
(3) To comply with the conditions set out in Notice of Approval
of even date herewith

~~THIRD~~ SCHEDULE

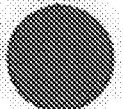
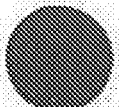
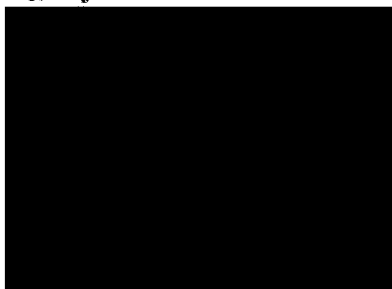
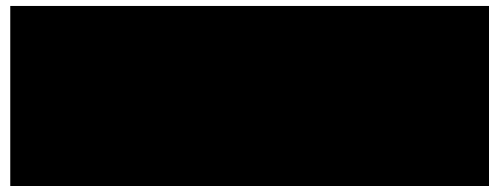
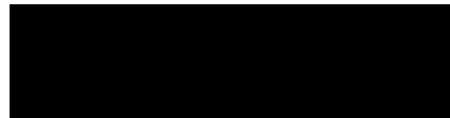
THE COMMON SEAL of the ARUN)
DISTRICT COUNCIL was here-)
unto affixed in the presence)
of:-)



Authorised Signatory

Seal Book No. 43

SIGNED SEALED and DELIVERED)
by the said MARY ELIZABETH)
TAYLOR and ATHONY AMATO in)
the presence of:-)



BR/424/88.05/5C

22nd September 1988

Dear Mr. Monk,

BR/424/88 - conversion of hotel to 8 flats, 55/57 West Street, Exeter

With reference to the above planning application, as you probably know, there is a severe on street parking problem in this locality. It is therefore important that there should be the provision of adequate off street parking facilities for the proposed development.

The car spaces shown on your layout plan are unworkable and I should be pleased to receive a revised layout plan showing a workable car parking layout. The attached document may assist you in preparing revised proposals. Car parking spaces should be a minimum of 2.4 metres by 4.6 metres.

There is likely to be a reduction in the number of car spaces which you can adequately provide, and as such you may well need to consider a reduction in the number of flats proposed and/or consider the possibility that some or all of the flats should be restricted to occupation by persons of state pensionable age.

I should be pleased if you would kindly consider the above matters and let me have 4 copies of revised plans and description to the application, as necessary, within the next two weeks.

I am sure you will fully understand that the above comments are given entirely without prejudice to the ultimate decision reached on the planning application.

Yours sincerely,

Principal Planning Adviser