

DECISION NOTICE

Application Ref: BR/213/20/PL

1 To Addressee

Gemini Planning Services Ltd
17 Castle Lane
Chandler's Ford
Eastleigh
SO53 4AH

2 Site Address

Former Royal Bay Care Home
86 Aldwick Road
Bognor Regis
PO21 2PE

3 Description of Development

Temporary change of use from Care Home (C2) to temporary accommodation for seasonal agricultural workers for 12-month period (re-submission following BR/138/20/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

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 plans and subject to the following conditions.

- 1 The development permitted by this planning permission is for a temporary accommodation for 58 seasonal agricultural workers and 2 live in staff for 12-month period only starting with the date of this permission.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1, QE DM1 and QE SP1 of the Arun Local Plan.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

20200616_273_royal-bay_site-location-plan-r01_SG, Site Location Plan;
20200616_273_royal-bay_site-block-plan-500-r01_SG, Site Block Plan;
20200903_273_royal-bay_proposed-ground-floor-plan-r01_SG, Proposed Ground Floor Plan;
20200903_273_royal-bay_proposed-first-floor-plan-r01_SG, Proposed First Floor Plan;
20200903_273_royal-bay_proposed-second-floor-plan-r01_SG, Proposed Second Floor Plan;
Planning Statement submitted on 08/09/2020;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 When the premises cease to be occupied by seasonal agricultural workers, the use hereby permitted shall cease and the permitted use shall revert to Class C2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: In granting permission, the Local Planning Authority has had regard to the particular circumstances relating to the proposal and to the proposed mitigation measures proposed by Pro-Force Ltd in accordance with policy DDM1 of the Arun District Local Plan.

- 4 The development permitted by this planning permission shall only be carried out in accordance with the following noise mitigation measures:

1. New team members to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;
2. Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;
3. No use of the external amenity space between 22:00 hours and 07:00 hours;
4. Access from the main front entrance only;
5. No gathering of persons on the fire escape staircase;
6. Restriction on the times of the mini-bus pick up with the earliest arrival/departure no earlier than 06:30 hours;
7. Mini-bus engine to be turned off during pick-up & drop-off;
8. The on-site accommodation of a Team Accommodation Manager/Warden.

The mitigation measures shall be fully implemented prior to occupation and adhered to permanently thereafter. There shall be no deviation from these mitigation measures without approval in writing from the Local Planning Authority.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1, QE DM1 and QE SP1 of the Arun Local Plan.

- 5 No external lighting shall be installed on the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action

being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

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: Ms M Tomalova

Decision Issued: **2nd December 2020**

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 6 months 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

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 public highway (including the placing of skips on

highway land).