



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: BR/231/18/PL

1 To Addressee

Walsingham Planning
 Bourne House
 Cores End Road
 Bourne End
 SL8 5AR

2 Site Address

Ashley House
 120 Aldwick Road

 PO21 2PB

3 Description of Development

Part 2 & part 3 storey extensions, relocation of bin store & new cycle stores.

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 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).

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

170/3.001 Rev 03 "Location Plan";
 170/3.002 Rev 04 "Proposed Site Plan / Block Plan";
 170/3.101 Rev 05 "Proposed Ground Floor Plan";
 170/3.102 Rev 06 "Proposed First, Second & Roof Plans";
 170/3.103 Rev 02 "Proposed Bin Store";
 170/3.201 Rev 05 "Proposed North and South Elevations";
 170/3.202 Rev 05 "Proposed East and West Elevations"; and
 170/3.210 Rev 01 "CGI's".

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and D DM4 of the Arun Local Plan.

- 3 When the extended premises cease to be occupied by Bourne Leisure (Butlins), the use of the site as 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 extensions to the existing permission, the Local Planning Authority has had regard to the particular circumstances relating to the proposal and to the proposed mitigation measures proposed by Butlin's in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3, T DM1 & T SP1 of the Arun Local Plan.

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The extensions to the existing building as permitted by this planning permission shall only be carried out in accordance with the submitted Noise Assessment Report by RBA Acoustics (ref 8812/NIA, Rev 1, 08/08/18) and the Ashley House Management Plan (by Butlins) and including the following noise mitigation measures detailed within these documents:

1. New team members who live on resort 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 amenity space between 22:00 hours and 07:00 hours;
4. Access from the main front entrance only;
5. Restricted window openings on some east facing rooms (as detailed within Section 6.0 of the Acoustic Assessment Report);
6. No personal deliveries will be made to Ashley House;
7. Restriction on the times of the shuttle bus with the last drop-off no later than 23:30 hours;
8. The Shuttle bus engine to be turned off during pick-up & drop-off;
9. The use of a low noise electric/hybrid shuttle bus vehicle
10. No more than 3 trips per hour to Ashley House;
11. Ashley House residents to wait within Room 0.19 (Ground Floor Communal Room) for the minibus; and
10. The on-site accommodation of a Team Accommodation Manager/Warden.

The mitigation measures shall be fully implemented prior to occupation of the extended part of the building 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 SP1, QE DM1, QE DM2, QE DM3, T DM1 & T SP1 of the Arun Local Plan.

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No part of the extended development shall be first occupied until such time as a Travel Plan Statement has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan Statement shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority. The approved measures within the Travel Plan shall then be implemented in full and permanently retained thereafter.

Reason: To encourage and promote sustainable transport in accordance with policies T DM1 and T SP1 of the Arun Local Plan.

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: Mr S Davis

Date of Decision:

21 December 2018

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 12 weeks 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.

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