

DECISION NOTICE

Application Ref: BR/234/21/PL

1 To Addressee

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

2 Site Address

Butlins
Upper Bognor Road
Bognor Regis
PO21 1JJ

3 Description of Development

Rear extension to the existing temporary venue (Studio 36) to accommodate back of house facilities and associated works. This site 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 structure (extension) and use permitted shall be in place and in use for a temporary period of 2 years from the date of this planning permission. After such time, the structures hereby permitted shall be removed and the land restored to its former condition, unless agreed in writing with the Local Planning Authority in the form of a planning application to extend planning permission for a further period.

Reasons: In order to limit the time period for which planning permission is granted to enable the Local Planning Authority to review the impacts of the main building (Studio 36 permitted under BR/292/20/PL) to which this is an extension on the local area and residential amenity of local occupants over a reasonable period and to limit any impacts, in accordance with policies QE SP1 and QE DM1 of the Arun Local Plan.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:
 - Site Layout Plan (IPL_21_363/12_101)
 - Extension General Arrangement Layout Plan (IPL_21_363/12_104)

- Proposed Building Elevations (IPL_21_363/12_103)

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D SP1, D DM1, D DM4 and QE SP1 of the Arun Local Plan.

- 3 No construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no work on Sunday or recognised public holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1, QE DM1 and QE DM3 of the Arun Local Plan.

- 4 The extension hereby approved shall have no openable windows or rooflights at any time.

Reason: To protect the residential amenity of local occupants, in accordance with the National Planning Policy Framework, and policies QE SP1, QE DM1, QE DM2, and QE DM3 of the Arun Local Plan

- 5 The development hereby permitted shall be undertaken in accordance with the mitigation measures set out in the Flood Risk Assessment (prepared by Crouch Waterfall, dated November 2020), and shall be subject to existing flood warning and evacuation procedures set out in the Flood Emergency Plan for the Butlins site.

Reason: To ensure flood risk is suitably managed, in accordance with the National Planning Policy Framework and policy W DM2 of the Arun Local Plan.

- 6 The development hereby permitted shall be undertaken in accordance with the approved surface water and foul drainage drawings: Proposed Drainage Layout (Drawing no. 500 Rev B), Drainage Details (Drawing no. 511 Rev B), Drainage Details (Drawing No. 512 Rev B) and Drainage Details (Drawing no. 513 Rev B).

Reason: To ensure that surface water and foul water is adequately drained and that the development would not result in increased flood risk, in accordance with policies W DM2 and W DM3 of the Arun Local Plan and policy 8a of the Bognor Regis Neighbourhood Plan.

- 7 The use of the back of house extension (to the temporary venue) hereby permitted shall not take place except between the hours of 0900 - 2300 hours Monday to Thursday, 0900 - 23:30 hours Friday and Saturday, and 0900 - 2300 hours Sunday and recognised public holidays, and any amplified sound/music and live music shall cease by 22:30 hours Monday to Thursday, 23:00 hours Friday and Saturday, and 22:30 hours Sunday and recognised public holidays. Staff and performers of the venue must egress the back of house extension strictly no later than by 2300 hours Monday to Thursday, by 23:30 hours Friday and Saturday and by 2300 hours Sunday and recognised public holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 and QE DM1 of the Arun Local Plan.

- 8 Commercial deliveries related to the extension hereby approved that are delivered via the main Butlins entrance off Upper Bognor Road shall be between the hours of 06:00 - 20:00. No commercial deliveries related to the extension hereby approved and no commercial goods being loaded, unloaded, stored or otherwise handled in relation to the extension hereby approved shall be via the Gloucester Road Butlins site entrance outside the hours of 07:00-19:00 Monday to Friday, 08:00-18:00 hours Saturday or at any time on Sunday or public holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 and QE DM1 of the Arun Local Plan.

- 9 If during development, any visible contaminated or odorous material, (for example, asbestos

containing material, stained soil, petrol / diesel / solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, no further development (unless otherwise expressly agreed in writing with the Local Planning Authority) shall be carried out until it has been fully investigated using suitably qualified independent consultant(s). The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented. If no such contaminated material is identified during the development, a statement to this effect must be submitted in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 and QE DM4 of the Arun Local Plan.

INFORMATIVE: The applicant is advised that sanitary ware provision (i.e. toilets etc) should be in accordance with the guidelines set out within the Arun District Council document entitled: 'Provision of sanitary accommodation in food businesses'.

INFORMATIVE: The applicant must ensure that any public sewers are protected from the development and must abide by Southern Water's stand off distances. Further details can be found here: southernwater.co.uk/media/3011/stand-off-distances.pdf.

INFORMATIVE: The applicant is advised that it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site.

INFORMATIVE: Southern Water requires a formal application for a connection to the public foul and surface water sewer to be made by the applicant or developer. To make an application visit: southernwater.co.uk/developing and please read the New Connections Services Charging Arrangements documents which are available on the website via the following link: southernwater.co.uk/connection-charging-arrangements.

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 Myer

Decision Issued: **26th November 2021**

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).