



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2010 (as amended)
Application for Planning Permission
DECISION NOTICE

Application Ref: BR/272/13/

1 To Addressee

Mr Elwin
 Oxley Cottage
 Westergate Street
 Westergate
 Chichester
 West Suusex
 PO20 3RH

2 Site Address

Beach adj Bognor Regis Yacht Club
 Victoria Road South

 PO21 2NA

3 Description of Development

Construct a replacement launching ramp on the beach. This application affects the character and appearance of Aldwick Road Bognor Regis Conservation Area

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 compliance with the conditions specified.

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: "Location Plan" Rev C; "Site Plan" Rev C; and "Proposed Plan - JE1949 iss A"

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

- 3 All plant machinery, equipment, oil, fuel and other pollutants shall be stored securely on hardstanding outside of the defined area of the Bognor Reef Site of Special Scientific Interest, and all refuelling of plant/machinery shall also take place outside of the Site of Special Scientific Interest.

Reason: In the interest of protecting and conserving the ecological quality of the Bognor Reef Site of Special Scientific Interest in accordance with the NPPF paragraph 118 and policies GEN7 and GEN29 of the Arun District Local Plan.

- 4 No development including site access, demolition or associated construction activities, shall take place on the site unless and until details of suitable protective matting to be used by machinery when tracking across the shingle/foreshore have been submitted to and approved by the local planning authority and subsequently laid out within the immediate work area (which shall be defined in accordance with details submitted to and approved by the local planning authority) and along the route from the hardstanding to the work area. Such protective matting shall be retained throughout the construction process and any damaged matting shall be replaced as and when damage occurs.

Reason: In the interest of protecting and conserving the ecological quality of the Bognor Reef Site of Special Scientific Interest in accordance with the NPPF paragraph 118 and policies GEN7 and GEN29 of the Arun District Local Plan.

- 5 There shall be no vehicular movements within the defined area of the Bognor Reef SSSI except within the immediate work area which shall include a route from the hardstanding to the 'immediate work area' and which shall be clearly marked out using thin metal rods and tape in order to ensure that contractors do not stray from the work area.

Reason: In the interest of protecting and conserving the ecological quality of the Bognor Reef Site of Special Scientific Interest in accordance with the NPPF paragraph 118 and policies GEN7 and GEN29 of the Arun District Local Plan.

- 6 All contractors shall be made aware of the sensitivity of the site and good working practices shall be maintained to avoid any infringement on the restricted area or other pollution incidents on the site.

Reason: In the interest of protecting and conserving the ecological quality of the Bognor Reef Site of Special Scientific Interest in accordance with the NPPF paragraph 118 and policies GEN7 and GEN29 of the Arun District Local Plan.

- 7 Immediately after the works have been completed, the 'immediate work area' referred to in conditions 4 & 5 above shall be restored to its original state with such restoration works including the re-profiling of the shingle bank above the high tide line to remove any ridges caused by vehicles.

Reason: In the interest of protecting and conserving the ecological quality of the Bognor Reef SSSI in accordance with the NPPF paragraph 118 and policies GEN7 and GEN29 of the Arun District Local Plan.

INFORMATIVE: Statement pursuant to Article 31 of the Town and Country Planning (Development Management Procedure)(England) (Amendment No. 2) Order 2012. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an

acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Karl Roberts
Assistant Director Planning & Economic Regeneration

Case Officer: Mr S Davis

Date of Decision:

15 January 2014

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

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 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 your local planning authority's decision on your application, 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 your local planning authority's decision on your application, 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.

For all other cases, 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 Secretary of State at the Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pcs

If this decision is a refusal relating to a minor commercial development, where the application was made on or after 1 October 2013, please note that you must appeal within 12 weeks of the date of this notice. For a definition of minor commercial development please refer to The Town and Country Planning (Appeals) (Written Representations Procedure and Advertisements) (England) (Amendment) Regulations 2013 or contact this office for clarification.

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 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).