



TOWN AND COUNTRY PLANNING ACT 1990

DECISION NOTICE

Application Ref: CL/1/09/

1 To Addressee

Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1WA

2 Site Address

Longfurlong Barns
Longfurlong Farm
Longfurlong (A280)
Clapham

3 Description of Development

Conversion of existing barns to 4 No commercial units (B1 use) and single dwelling (Departure from Development Plan)

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

- REASON 1 The proposed conversion is unacceptable in that it has not been satisfactorily demonstrated that the buildings are of sound construction and capable of conversion without significant rebuilding or alteration. The proposal is therefore considered in conflict with policies LOC2, CH1 and DEV1 of the West Sussex Structure Plan, and GEN3, DEV1, DEV2 of the Arun District Local Plan.
- REASON 2 The proposed car parking to the north would be obtrusive in the landscape and harmful to the visual quality and essential characteristics of a designated Area of Outstanding Natural Beauty, in conflict with policy CH2 of the West Sussex Structure Plan and GEN7, AREA9 of the Arun District Local Plan and, in the absence of compelling circumstances to justify overriding this, would therefore conflict with policies LOC2 of the West Sussex Structure Plan and GEN3 of the Arun District Local Plan.
- REASON 3 Based on the information submitted the potential use of the cart shed premises for car parking instead of residential purposes has not been satisfactorily explored and no justification for the residential element of the scheme which includes fully enclosing the open side of the barn has been included. The application therefore conflicts with policies LOC2 of West Sussex Structure Plan and policies GEN7 and DEV2 of Arun District Local Plan.
- REASON 4 The proposed access is unsatisfactory to serve the proposed development by reason of inadequate width and visibility in conflict with policies DEV4 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- REASON 5 The formation and use of an additional access to the public highway (A280 Long Furlong) at this point would add to the hazards of highway users to an unacceptable degree in conflict with policies DEV4 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mrs A Gardner

Date of Decision: 24th March 2009

Date Decision Issued: 24th March 2009



Zachary Ellwood
Interim Head of Development Control

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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions 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).