TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: CL/9/02/

1 **To Addressee**

Mr A Greenwood MRTPI
94 The Street
Rustington
West Sussex
BN16 3NJ

2 **Site Address**

Long Furlong Farm
Off Long Furlong Lane
Clapham

3 **Description of Development**

Replacement of existing agriculturally tied mobile home with single detached dwelling - Dual Parish see Main File PA/27/02 (Departure from the Development Plan).

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 plan and subject to compliance with the conditions specified.

CONDITION 1 The occupation of the dwelling hereby permitted shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 336 (I) of the Town and Country Planning Act 1990, including any dependants of such a person residing with them, or a widow or widower of such a person.

Reason: The site lies in a rural area/Area of Outstanding Natural Beauty where development unrelated to the essential needs of agriculture and/or forestry would not normally be permitted.

CONDITION 2 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

CONDITION 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roof of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and by endeavouring to achieve a building of visual quality in accordance with policies G1 and C2 of the West Sussex Structure Plan, DEV6 of the West Sussex Structure Plan Deposit Draft, EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 4 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policy G1 of the West Sussex Structure Plan, CH2 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 5 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy G1 of the West Sussex Structure Plan, CH2 of the West Sussex Structure Plan , EVT7 of the Arun District Local Plan, policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 6 Notwithstanding the provisions of Schedule 2, Part 1, Classes A,B,C and E of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of the amenities of the locality in general in accordance with policy G1 and C2 of the West Sussex Structure Plan, CH2 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

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

Case Officer: Mr D J Vick

27th January 2003

Decision Notice Issued:

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT