TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: CM/28/03/

1 **To Addressee**

John Cooper Associates
Vann House, Midhurst Road
Fernhurst
Haslemere
Surrey
GU27 3EE

2 **Site Address**

Baliffscourt Hotel
Climping

3 **Description of Development**

Access drive and hardstanding/turning for service and emergency vehicles and over-flow parking

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 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 2 The development shall not proceed until details of the proposed surface water drainage have been submitted to and approved by the Local Planning Authority. The surface water drainage shall be carried out in accordance with such approved details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies G1 of the West Sussex Structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; and GEN7, GEN9 of the Arun District Local Plan.

CONDITION 3 The development hereby permitted shall be constructed using clean, uncontaminated rock, subsoil, brick rubble, crushed concrete or ceramic infill material only.

Reason: To prevent pollution of controlled waters in accordance with policies G1 of the West Sussex structure Plan; DEV1 of the West Sussex Structure Plan Deposit Draft; and GEN7, GEN23 of the Arun District Local

Plan.

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 soft landscaping, 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 policies G1 of the West Sussex Structure Plan; ERA2 of the West Sussex Structure Plan Deposit Draft; and GEN7 of the Arun District Local Plan.

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 policies G1 of the West Sussex Structure Plan; ERA2 of the West Sussex Structure Plan Deposit Draft; and GEN7 of the Arun District Local Plan.

CONDITION 6 The depth of the construction of the works herby permitted shall at no time be any greater than 300mm.

Reason: It is important that any possible archaeology is not destroyed by the excavation works to implement the development in accordace with policies B5 of the West Sussex Structure Plan; CH11 of the West Sussex Structure Plan Deposit Draft; GEN7, AREA17 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: Ms E E Hearsey

9th October 2003

Decision Notice Issued:

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