

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: CM/12/07/

1 To Addressee

Hill Humberts Leisure
Pavilion View
19 New Road
Brighton
East Sussex
BN1 1UF

2 Site Address

Land rear of The Oystercatcher
(Jaybelle Grange)
Yapton Road
Climping

3 Description of Development

Application for variation of condition 9 imposed on Planning Permission CM/13/04 to extend length of holiday season to 12 months subject to conditions.

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 completed 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 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of 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 DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan

CONDITION 3 All planting, seeding or turling 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 DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 There shall be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 No development shall take place within the area indicated until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the local planning authority.

Reason: The site is potentially of archaeological interest in accordance with policies CH7 of the West Sussex Structure Plan and AREA17 of the Arun District Local Plan.

CONDITION 6 The footpath to the eastern side of Yapton Road shall be extended northwards to a point directly opposite to the existing entrance to this site before the site is occupied.

Reason: In the interests of pedestrian safety in accordance with policies DEV1 and NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 7 Before development commences, details of the design, in the form of scaled plans, and calculations relating to the capacity of soakaways shall be submitted and approved by the local planning authority. The surface water drainage works agreed by this condition shall be completed before any caravan hereby permitted is occupied.

Reason: In order that there is an adequate surface water drainage system, in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 and GEN9 of the Arun District Local Plan.

CONDITION 8 The caravans hereby approved shall be occupied solely for holiday purposes only and shall not be occupied as a persons's sole or main place of residence. The owners/operators shall maintain an up-to-date register of the names of owners/occupiers of individual caravans on the site and of their main home addresses, and shall make this information available at all reasonable times to the local planning authority.

Reason: The use of the site for all year round residential occupation would conflict with GEN2, GEN3, DEV39 of the Arun District Local Plan and NE12 of the West Sussex Structure Plan on the use of caravans and on residential development.

CONDITION 9 One caravan on the site shall be used for warden purposes only in connection with this site only, and be inhabited all year round.

Reason: In order to administer and protect from crime the rest of the site in accordance with Arun District Local Plan policy GEN18.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the principal of development has been permitted by previous planning permission CM/13/04. The extension of the holiday season is not considered to give rise to any greater visual impact or detriment to highway safety. Furthermore the Good Practice Guide To Tourism encourages all year round use for tourism developments such as this. Planning conditions and a legal agreement have been attached to the decision notice to ensure the development serves tourist purposes. There are no other material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1 LOC2 DEV1CH1

LOCAL PLAN: GEN3 GEN7

NATIONAL POLICIES: PPS1 PPS7 Good Practice Guide on Planning for Tourism

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

INFORMATIVE

The applicant's attention is drawn to the provisions of the Wildlife and Countryside Act 1981 (as amended) insofar as it relates to any protected species recorded but found to be affected by the development.

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

Case Officer: Mrs S Leeson

20th July 2007

Howard Cheadle

Decision Notice Issued: 14th August 2007

Howard Cheadle DipTP MRTPI
Head of Planning Services

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.