



Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development)
Order 2015 Schedule 2

Application for Prior Notification for Change of Use

DECISION NOTICE

Application Ref: CM/5/18/PD

1 To Addressee

Bairds Farming Partnership
 Rigates
 The Street
 Climping
 West Sussex
 BN17 5RQ

2 Site Address

Church Farm
 Church Lane

BN17 5RB

3 Description of Development

Prior approval under Class R for the proposed change of use of agricultural building to B8 Storage or Distribution.

- 4** In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development under Class R must begin within a period of 3 years starting from the date of this decision or;

where, in relation to a particular development under Class R.3 (1)(b), planning permission is granted on an application in respect of associated operational development within 3 years of this decision, then the development must begin within the period of 3 years starting with the date that planning permission.

- 1 No part of the development shall be first occupied until visibility splays of 2.4 metres by 120 metres have been provided at the proposed site vehicular access onto Church Lane in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. Once provided the splays shall thereafter be maintained and kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.

Reason: In the interests of road safety.

- 2 Means of vehicular access to the site shall be from the southern access point only.
Reason: In the interests of road safety.
- 3 No part of the development shall be first occupied until car parking spaces have been constructed in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority. These spaces shall thereafter be retained at all times for their designated use.
Reason: To provide car-parking space for the use.

**INFORMATIVE: For the avoidance of doubt the approved details are the following plans:
Location and Access Plan; Site Plan and Highway Visibility**



Neil Crowther
Group Head of Planning

Case Officer:

Mrs A Gardner

Date of Decision:

25 April 2018

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

