



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management
Procedure) (England) Order 2015
Application for Planning Permission
DECISION NOTICE

Application Ref: CM/7/18/PL

1 To Addressee

Miss A M Baird
 2 Atherington Cottages
 The Street
 Climping
 West Sussex
 BN17 5RN

2 Site Address

Woodpecker Camping Field
 Crookthorn Lane

 BN17

3 Description of Development

Change of use of land from agricultural field to 60 No. tent pitches operating from April to October to include 2 No. plumbed screened portable showers, 2 No. plumbed portable toilets, 2 No. screened changing cubicles, 2 No. 2 screened portable chemical toilets with hand wash facilities & washing up/drying area within existing building.

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 plans and subject to the following conditions

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Location Plan 1091/DPA01
 Block Plan 1091/DPA02
 Site Plan 1091/DPA03
 Floor Plan and Elevations 1091/DPA04

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

- 3 The number of tents pitched on the site shall at no time exceed 60.
- Reason: To avoid an overcrowded appearance and to secure satisfactory standards of space and amenity in accordance with Arun District Local Plan policies GEN3, GEN7 and DEV39.
- 4 The use of the site for seasonal tent pitches shall only take place between the 1st April and 30th October in any one year. Between 1st November and 31st March in any one year all the non permanent structures must be removed from the site and the site returned to its former condition.
- Reason: In the interests of amenity, to prevent the establishment of permanent structures within the site and also in the interest of flood risk to the occupants of the site in accordance with policies GEN3, GEN7, DEV39, AREA2 and AREA10 of the Arun District Local Plan and the National Planning Policy Framework.
- 5 Details of any external lighting shall be submitted to and approved in writing by the Local Planning Authority before the use hereby permitted commences. Development shall be carried out in accordance with the approved details.
- Reason: to safeguard the amenities of nearby residents in accordance with policy GEN7 of the Arun District Local Plan.
- 6 Within 3 months of the date of this permission a landscaping scheme including supplementary hedge planting, wildflower mix planting to field boundaries and details of existing trees and hedgerows to be retained, together with measures for their protection during the course of the development shall be submitted to the Local Planning Authority for approval . The approved details of the landscaping shall be carried out in the first planting and seeding season, following approval and any trees or plants which, within a period of five years from the completion of 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 GEN7 of the Arun District Local Plan.
- 7 The development shall proceed in accordance with the submitted Method Statement for Nesting Birds, Reptiles and Amphibians dated May 2018 by RSK ADAS Ltd.
- Reason: To ensure the retention of vegetation important to the visual amenity, the ecological quality and for the environment of the area in accordance with policy GEN7 and GEN30 of the Arun District Local Plan.
- 8 The use of open fires shall be excluded and only raised barbecues shall be operated in accordance with the applicant's e-mail dated 09-05-2018.
- Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan.

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The camp site shall operate quiet hours between 10pm and 6am daily as per the applicant's e-mail dated 18-06-2018.

Reason: To safeguard the amenities of nearby residential properties in accordance with policy GEN7 of the Arun District Local Plan

INFORMATIVE: A formal application for connection to the public sewerage system is required in order

to service this development, please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk. Please read our New Connections Services Charging Arrangements documents which has now been published and is available to read on our website via the following link <https://beta.southernwater.co.uk/infrastructurecharges>

INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Mrs A Gardner

Date of Decision:

12 July 2018

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

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

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 Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

PURCHASE NOTICES

If either the local planning authority or the 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 Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 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