TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: EG/72/98/

1 **To Addressee**

Alfred McAlpine Homes
Templars House
Lulworth Close
Chandlers Ford
Eastleigh Hants
SO53 3TS

2 **Site Address**

Land off Fontwell Avenue
(Ranch House)
Eastergate

3 **Description of Development**

Erection of 16 No (3,4,5 bedroom) houses with new access road. Demolition of 2 existing dwellings (Duplicate application with EG/67/98)

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 No trenches or pipe runs for services and drains shall be cut or laid within 5 metres of the bole of any existing tree to be retained on this or adjoining sites.

Reason: To protect tree roots from damage likely to lead to the loss of the tree.

CONDITION 3 The burning of materials obtained by site clearance or from any other source shall not take place within 6 metres of the furthest extent of the canopy of any tree or group of trees to be retained on the site or on land adjoining.

Reason: To protect trees and vegetation from fire damage.

CONDITION 4 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 roofs) of the proposed building(s) have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

CONDITION 5 A minimum of 14 days' notice of the commencement date of development shall be given in writing to the Local Planning Authority.

Reason: To enable the nominated archaeological organisation to be notified in advance of the development commencing.

CONDITION 6 The Developer shall afford access at all times to an archaeological organisation/archaeologists nominated by the Local Planning Authority, and shall allow them to observe the excavations and record archaeological evidence that may be uncovered as a result of the development.

Reason: The site is potentially of archaeological interest.

CONDITION 7 The development hereby permitted shall not proceed until details of the proposed surface and foul water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: To ensure that the proposed development is satisfactorily drained.

CONDITION 8 No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

Reason: In the interests of amenity.

CONDITION 9 The access from the site to the public highway shall be designed, laid out and constructed with 9 metre bellmouth kerb radii and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety and to accord with approved policy.

CONDITION 10 No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted.

Reason: In the interests of road safety.

CONDITION 11 No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractors' buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion on the site and consequent obstruction to access.

CONDITION 12 The proposed new estate road shall be laid out to include visibility splay lines at both sides of its junction with Fontwell Avenue. These splay areas are to be defined by:-

(i) A line 4.5 metres long measured along the centre line of the proposed estate road from the line of the nearer edge of the carriageway of Fontwell Avenue.

(ii) A line 90 metres long measured along the nearer edge of the carriageway of Fontwell Avenue from its intersection with the centre line of the proposed road.

(iii) The straight line joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned splay areas have been provided and thereafter these said splay areas shall be kept free from any obstruction over 0.6 metres in height above the level of the carriageway of Fontwell Avenue.

Reason: In the interests of road safety.

CONDITION 13 No development shall take place unless and until details of the layout, specification of, and construction programme for the roads, footpaths and casual parking areas have been submitted to and approved by the Local Planning Authority. No dwelling shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

Reason: To secure satisfactory standards of access and drainage for the proposed development.

CONDITION 14 No individual dwelling shall be occupied until the road serving that dwelling hereby permitted has been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

CONDITION 15 The dwellings hereby permitted shall not be occupied until all access(es) to the site other than hereby approved have been stopped up permanently and obliterated.

Reason: In the interests of road safety.

CONDITION 16 No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the Local Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes a nuisance or hazard on the road system in the locality.

Reason: In the interests of road safety.

CONDITION 17 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
In the interests of public health and safety

CONDITION 18 No development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme of landscaping . The approved details of the landscaping shall be carried out in the first planting and seeding season following the occupation of the dwellings with the exception of Plots 4, 5, 6, 11 and 12 where the rear boundary hedging indicated on the approved plans for each respective dwelling shall be carried out prior to the first occupation of the dwelling to which that hedging relates. 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 visual amenity, privacy and of the environment of the development.

CONDITION 19 No trees or hedging shown to be retained on the site shall be damaged, uprooted, felled, topped or lopped without the prior written consent of the Local Planning Authority until 2 years after completion of the development hereby permitted. Any trees removed without such consent or being severely damaged or becoming seriously diseased or dying before the end of that period shall be replaced with trees of such size and species as may be agreed with the Local Planning Authority.

Reason: To ensure the retention of vegetation important to the visual amenity of the development and the privacy of existing residential neighbours.

CONDITION 20 No development, including site works of any description, shall take place on the site unless and until all the existing trees and hedges to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25mm or more shall be left unsevered.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

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

Case Officer: Mr S Walker

1st March 1999

Decision Notice Issued:

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