



**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development**  
**Management Procedure) (England) Order 2010 (as**  
**amended)**  
**Application for Planning Permission**

**DECISION NOTICE**

Application Ref: FG/16/12/

**1 To Addressee**

HGP Architects  
 Furzehall Farm  
 Wickham Road  
 Fareham  
 Hampshire  
 PO16 7JH

**2 Site Address**

Country Fayre  
 Littlehampton Road  
  
 BN12 6PN

**3 Description of Development**

Application for a Minor Material Amendment following a grant of planning permission FG/33/10/ for minor alterations to elevations of building, including lobby, energy centre & plant. Minor alterations to car park layout, landscaping & surface materials (this application also falls within the parish of Angmering)

**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 plans and subject to compliance with the conditions specified.

- 1 This permission relates to the following approved plans:-

Location Plan 10.120(00)01\_01 Revision 0  
 Proposed Site Plan 10.120.A(00)01\_02 Revision A  
 Proposed Ground Floor Plan 10.120.A(00)01\_03 Revision 0  
 Proposed Roof Plan 10.120.A(00)01\_04 Revision 0  
 Proposed North and East Elevations 10.120.A(00)01\_05 Revision 0  
 Proposed South and West Elevation 10.120.A(00)01\_06 Revision 0  
 Proposed Section 10.120.A(00)01\_07 Revision 0  
 Landscape Proposals (Planning) 410-02  
 External Lighting Illuminance Plot 2451/E/100 Revision A  
 Drainage Proposals 11-046-C.01 Revision C  
 Foul Gravity Drain Outfall Section 104 Plan 11-046-C.104 Revision P1

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

- 2 The floorspace hereby permitted shall be limited to a maximum of 6,336 square metres for total retail sales area, (this figure shall include normal operating space such as walkways or aisles in the food facility), and of that figure a maximum of 2,800 square metres shall be for convenience food sales as defined within PPS4 - Planning for Sustainable Economic Growth.

Reason: To prevent an escalation of retail sales within the site in accordance with the NPPF and Local Plan Policies GEN26 and GEN 27

- 3 There shall be no sub-division of the premises, which shall be built in one stage and operated as one unit.

Reason: To prevent the foodhall being constructed and operated separately in accordance with the NPPF and Local Plan Policies GEN26 and GEN 27

- 4 Within 3 months of the building hereby permitted being brought into use, the cycle parking and car and lorry parking spaces and turning facilities shown on the submitted plans shall be provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking of cycles and the parking and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of cycles vehicles clear of the highways in accordance with policy GEN7 of the Arun District Local Plan.

- 5 The servery/coffee area within the building hereby permitted shall not be brought into use until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved by the Local Planning Authority. The facility shall thereafter be provided and retained for such use.

Reason: In the interests of the amenities of the locality in accordance with policy GEN7, GEN34 of the Arun District Local Plan.

- 6 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 policy GEN7 of the Arun District Local Plan.

- 7 The overflow car park areas to the front of the site, shall not come into operation for use unless and until 90% of the new main car park is occupied.

Reason: To safeguard the visual amenities of the locality in accordance with policy GEN7 of the Arun District Local Plan

- 8 The retail unit hereby approved shall not be used for the sale of bulky white electrical and gas goods or for the sale of pets.

Reason: For the avoidance of doubt and in the interests of the amenities of the locality in accordance with the NPPF and GEN 7 or the Arun District Local Plan.

- 9 The building hereby approved shall not be occupied until such time as a Travel Plan, prepared in accordance with the most recent national guidance, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable travel to the site and lessen dependency on the use of the private car in accordance with the NPPF

- 10 The illuminance of all external lighting shall be operated and maintained at all times in accordance with the details set out in the following approved plan:

Time Switching and Dimming Zones for External Lighting 2451/E/102/A

All lighting identified as dimmable in the above approved plan will be dimmed between the following time period:

1 hour after closure and 1 hour before opening.

Reason: To control the visual amenity of the local environment in accordance with Arun District Local Plan policies GEN7, GEN33.

- 11 On any day, the retail use shall be operated between the hours of 0600 and 0000 only and not at any other time.

Reason: In the interests of amenity in accordance with Arun District Local Plan policies GEN7 and GEN32.

INFORMATIVE: Summary of Reasons for Grant Article 31 Development Management Procedure Order 2010

#### SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

## RELEVANT POLICIES

LOCAL PLAN: GEN7

NATIONAL POLICIES: National Planning Policy Framework

This is only a summary of reasons for granting to comply with Article 31 and full reasons appear in the Officer report.

INFORMATIVE: Permission may be required from West Sussex County Council for the culverting, diversion, infilling or obstruction of any watercourse on the site.



Karl Roberts  
Assistant Director Planning & Economic Regeneration

Case Officer: Mr C Cronin

Decision Issued: **31 August 2012**

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**

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 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, if you want to appeal against your local planning authority's decision on your application, 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 if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

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 Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

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 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 public highway (including the placing of skips on highway land).