



Arun District Council
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Mr O McGowan
68 Ripley Road
West Worthing
West Sussex
BN11 5NH

Your Ref: FG/2/15/DOC

Please ask for:

Mr D Sullivan

12 January 2015

Dear Mr O McGowan

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of matters reserved by conditions imposed under FG/141/14/PL relating to
Conditions 3, 4 & 5 - External walls & roof of the single storey extension, details of site set up
during construction & details of the affects to the Public Rights of Way
The Bluebird Cafe South Drive,Ferring,

Notification regarding the above application:

Condition Number 5

No development shall commence unless and until details have been submitted to and approved by the Local Planning Authority in respect to the development hereby permitted affecting the Public Rights of Way. The details so described shall include the following:-

(i) Safe & convenient public access shall be shown to be available at all times across the full width of the Public Rights Of Way (PROW). A supporting statement shall be made showing that the path is not to be obstructed by vehicles, plant, scaffolding or the temporary storage of materials and/or chemicals.

(ii) Details to be submitted ensuring that the public use of the Public Rights of Way takes precedence over private/development vehicular traffic. This is particularly in regard to Footpath number 3089 (also known as South Drive) and Foothpath number 2110 that provides access to the site whilst Footpath 2142 crosses these routes and it is conceivable that these PROWs will be affected by an increase in vehicular traffic during the works.

(iii) Access along the Public Rights of Way by contractor's vehicles, deliveries or plant is only lawful if the applicant can prove they have a vehicular right. This should be demonstrated with evidence. Should the path surface be damaged as a result of the development, then the applicant will be required to make good the surface to a standard satisfactory to WSCC's Public Rights of Way Team.

(iv) Details of new signage to show the shared use of a right of way with private vehicular traffic and lawful paths users.

(v) Details that a temporary path closure application has been submitted to the Public Rights of Way department at West Sussex County Council or if one is not required, justification is given as to why this is the case.

The details so approved shall be implemented along with the commencement of the approved development and retained in perpetuity thereafter.

Reason: In the interests of protecting the Public Rights of Way which constitute a form of public highway in accordance with the National Planning Policy Framework.

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Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

The Public Rights of Ways details submitted are considered satisfactory as confirmed by the West Sussex County Council Highways department and so the condition is discharged in so far as the submission of details relates. This includes drawing numbers 1000 Rev B (Site location plan) dated September 2014, 1050 Rev B (Site setup plan) dated January 2015, 2000 Rev A (Existing ground floor plan) dated September 2014, 2001 Rev A (Existing first floor plan and roof plan) dated September 2014, 2002 Rev A (Proposed ground floor plan) dated September 2014, 2003 Rev A (Proposed first floor plan and roof plan) dated September 2014, 2004 Rev C (Existing and proposed elevations) dated September 2014.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration