



TOWN AND COUNTRY PLANNING ACT 1990

PP/54/01/

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

PP/54/01/

Arun District Council
Arun Civic Centre
Malvern Road
Lymington

PP/54/01/

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File Addressed to
Bogert Regis Co. 1000
Shirley Drive
Paloson

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TO: RICH ARCHIBOLD
LONE HILL FARM
COLWORTH
CHARBONNAY
WEST SUSSEX

RECORDED 6841 ON DECEMBER 25, 1938 FOR THE UNIVERSITY OF TEXAS

923914

Arup Design Council
Arup Civic Centre
Maffra Road
Litchampton

P.P. Walker

27/04/2013

Re: two identical developments consisting of three detached dwellings, each with a double garage, situated on a 0.25 acre plot, bounded by a 12' foot hedge, and a 12' foot fence, from the Development Plan.

CONDITION 1 The development hereby permitted shall be begun within the expiration of 1 year from the date of this permission.

Reason: To comply with Section 61 of the Town and Country Planning Act 1940.

CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed dwellings 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 endorsing to achieve a building of visual quality.

CONDITION 3 The dwellings hereby permitted shall not be occupied until there has been laid out within the site in accordance with details approved by the Local Planning Authority for the siting of vehicles clear of the public highway and such space shall not thereafter be used other than as a parking area.

Reason: In the interests of road safety in accordance with policies of the West Sussex Structure Plan, 2001 and 2006 of the West Sussex Local Plan and 2007 of the Arun District Local Plan Second Review Revised Deposit Plan.

CONDITION 4 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping, including hard and soft, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with methods for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policies of the West Sussex Structure Plan, 2001 and 2006 of the West Sussex Local Plan and 2007 of the Arun District Local Plan Second Review Revised Deposit Plan.

INFORMATIVE

The dwellings shall not be occupied until the charring between the boundary of the site and the adjoining carriageway has been laid out and constructed to the specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Droyden Depot, GU14 3JG.

27/04/2013

CONCLUSION

The development of the site is in accordance with the provisions of the Local Planning Authority's Development Plan and the provisions of the Local Planning Authority's Development Plan.

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1. The Council, in its resolution of 1987, expressed its concern that the development of the area should be controlled in a way which would ensure that the area remained a rural area and that the development of the area should be controlled in a way which would ensure that the area remained a rural area.

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Abstract

10/1/83

David M. Rosenberg

I have been asked to oppose this application for the following planning reasons:

1. The proposed development falls within the Pelham/ Bogart Regis Local Gap and is contrary to Policy Area 11 of Latin I.P. 2nd Review Document Draft;
2. There would be a loss of amenity to adjacent property.
3. There would be a visually intrusive impact onto the open outlook from Sinker Drive.

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(Mrs) E. Worrall
Branch Mon Secretary

The cover: Rouds et al. (p. 8). A new, improved, protected and proven way to bring people to the beach. An improved way to bring people to the beach, and a new way of doing it.

[illegible][illegible]

1. *Journal of the American Medical Association*, 1997; 277: 1039-1043.

FEL-14M

PROJ:11

New residential development consisting of three detached chalet style houses with integral garages. Discharge from the Development Plan

Site adjacent to Begonia Regis Golf Club, Shirley Drive, Petham

RECOMMENDATION

Approve Cond

- 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.
- 2 No development shall be carried out unless, and until a schedule of materials and finishes is, be used for external walls and roofs of the proposed dwellings 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.
- 3 The dwellings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.
Reason: in the interests of road safety in accordance with policies G14 of the West Sussex Structure Plan G2 and T6 of the West Sussex Structure Plan (not formally adopted), policy EV17 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Draft.
- 4 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping and soil, which shall include indication of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.
Reason: in the interests of amenity and of the environment of the development in accordance with policy G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), policy EV17 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Draft.

FELTAM

FP/54/01

New residential development consisting of three detached chalet style houses with integral garages (Departure from the Development Plan)

Site adjacent to
Bognor Regis Golf Club
Shirley Drive
Felpham

RECOMMENDATION

Approve Cond

- 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.

- 2 No development shall be carried out unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed dwellings 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.

- 3 The dwellings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: In the interests of road safety in accordance with policies G1 and T14 of the West Sussex Structure Plan, G2 and T8 of the West Sussex Structure Plan (not formally adopted), policy EV77 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

- 4 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policy G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), policy EV77 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

- 5 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 G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), EV17 of the Arun District Local Plan, policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

- 6 The development hereby permitted shall not proceed until details of the proposed surface water (and foul) 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.

- 7 None of the dwellings shall be occupied until works for the disposal of sewage have been provided on the site to serve the development hereby permitted in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: To ensure that the development is satisfactorily drained.

- 8 Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

9 INFORMATIVE

The dwelling shall not be occupied until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Drayton Depot D1243 836909.

