

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE****Application Ref: Y/68/09/****1 To Addressee**

Mr G Beck
30 Carlton Crescent
Southampton
Hampshire
SO15 2EW

2 Site Address

Land North of Felpham
Bognor Regis
PO22

3 Description of Development

Reserved matters application pursuant to outline permission FP/92/04 Condition 1 (j) and (l) (part) relating to details of the sports changing facilities, layout of sports pitches, safety fencing

4 Approval of reserved matters following outline approval.

In pursuance of their powers under this Act and related Orders and Regulations the Council APPROVE The Reserved Matters of the 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 implemented in accordance with the reports, drawings and plans listed in Informative 7 entitled 'APPENDIX A' attached to this consent.

Reason: For the avoidance of doubt.

CONDITION 2 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 Changing Facilities building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

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 in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 3 The sports facilities, hereby approved, shall not be constructed until such time as a Stage One/Two Safety Audit, prepared in accordance with HD 19/03 from the Design Manual For Roads and Bridges, and a Designers Response addressing any problems raised within the Audit have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety in accordance with Policy GEN7 of the Arun District Local Plan.

- CONDITION 4 The building(s) shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

- CONDITION 5 The access from the site to the public highway shall be designed, laid out and constructed with/kerb radii/visibility splays/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 in accordance with policy GEN7 of the Arun District Local Plan.

- CONDITION 6 No development shall be carried out unless and until the following details have been submitted to and approved in writing by the Local Planning Authority:-

- (i) Details of the 6m fencing to be positioned alongside the future relief road, including its extent and specification.
- (ii) An amended plan that details how provision will be made for buses/larger vehicles to access the site and drop off/ turn.
- (iii) Further landscaping details including the area on the boundary of the proposed road.
- (iv) A detailed specification of hard surfacing for the 5-a-side pitch and access to areas, including clarification of the drainage needs for the pitch.

The development shall thereafter be implemented in accordance with the approved details.

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

APPENDIX A

For the purposes of clarification, this consent relates to the following plans and supporting information:-

Design and Access Statement. October 2009
 Sport Pitch - Landscape Performance Specification.
 1683 SK30 Rev E Simplified Master Plan
 D42/5250/ABLCFB/01 Changing Facilities Building Application Boundary Layout
 D42/5250/CFB/SL-01 Rev E Changing Facilities Building Site Layout
 D1530.L.501 Landscape Sports Facility No. 2
 D1530.L.502 Landscape Sports Facility No. 2
 D42/5250/CFB/P-01 Rev B Changing Facilities Building Floor Plan

INFORMATIVE:

For the avoidance of doubt, the following conditions have been discharged from outline planning permission ref: FP/92/04/, as part of this application:-

1 (j) detailed layout of the sports pitches, including any safety fencing and the delineation of the precise boundary of the proposed school site;

1 (i part) detailed design of a community centre and of sports changing facilities.

INFORMATIVE:

Please note that related to outline planning permission ref: FP/92/04/, is an agreement under Section 106 of the Town and Country Planning Act 1990.

INFORMATIVE:

The applicant is advised of the following comments, which were received from the Environment Agency by letter dated 24th December 2009:-

'The application does not provide sufficient details to assess the impact to the watercourse at the junction of the access. If the applicants wish to discuss this matter they are advised to contact Phil Hailey on 01903 703866.

The development passes close to the Stanover Lane Ditch, which is an internal drainage board ditch under the jurisdiction of the Agency. Under the IDB byelaws any works within 5 metres of the bank top will require our prior written approval'.

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

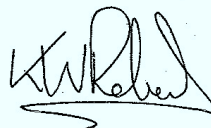
Case Officer: Mrs C Rodway

Date of Decision:

14th January 2010

Date Decision Issued:

14th January 2010



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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 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 Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

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 First 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 District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions 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).