

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE**

Application Ref: F/24/10/

1 To Addressee

Mr R Brown
4 Norfolk Place
Littlehampton
West Sussex
BN17 5PD

2 Site Address

Land North East of Robert House
Rudford Industrial Estate
Ford
BN18 0BE

3 Description of Development

Outline application for erection of new warehouse

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 permission hereby granted is an outline permission under Article 3(1) of the Town and Country Planning (General Development Procedure) Order 1995 and an application for the approval of the Local Planning Authority to the following matters must be made not later than the expiration of 3 years beginning with the date of this permission:-

- (a) Layout;
- (b) Scale;
- (c) Appearance;
- (d) Access;
- (e) Landscaping.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- CONDITION 2 The development hereby permitted shall be begun either before the expiration of 5 years from the date of this permission, or before expiration of 2 years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 of the Town and Country Planning Act 1990 (as amended).

- CONDITION 3 The development hereby approved shall be carried out in accordance with the following approved plans location and site, block and parking.

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

- CONDITION 4 No new development shall be occupied until space has been laid out within the site in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority for maximum (18) cars/minimum (6) cycles to be parked and for the loading and unloading of 2 vehicles and for vehicles to turn so that they may enter and leave the site in forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

REASON

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy GEN7 of Arun District Local Plan.

- CONDITION 5 No development shall start until a scheme specifying arrangements for deliveries to and removals from the site, to include details of:
- (a) Specification of types of hours of operation
 - (b) Design of delivery areas
 - (c) Specifications for lorry parking and turning spaces

REASON

In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy GEN7 of Arun District Local Plan.

- CONDITION 7 **INFORMATIVE** It is recommended that the requirements of PPS23: Planning and Pollution Control, Annex 2: Development on Land affected by Contamination are followed. This means that all risks from contamination need to be identified so that appropriate action can be taken. Therefore, in completing any site investigations and risk assessments the applicant should assess any to groundwater and surface waters from contamination which may be present and where necessary carry out appropriate remediation. It is recommended the risk-based framework set out in the Model Procedures for the Management of Land Contamination is applied and guidance followed. It is suggested you consult the Environment Agency's web site at www.environment-agency.gov.uk for further information. You may also wish to use BS10175 2001, Investigation of potentially contaminated sites - Code of Practice as a guide to undertaking the desk study and site investigation scheme, the Environment Agency's Guiding Principles for Land Contamination (GPLC) and use MCERTS accredited methods for testing contaminated soils at the site.

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: GEN2,GEN3,GEN6,GEN7,GEN12

NATIONAL POLICIES: PPS1,PPS4,PPS7,PPS23

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

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

Case Officer: Mrs A Gardner

Date of Decision:

15th February 2011

Date Decision Issued:

15th February 2011



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 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

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).