

**TOWN AND COUNTRY PLANNING ACT 1990****DECISION NOTICE****Application Ref: F/5/06/**

1 To Addressee

Stephen Jupp MRTPI
348 Chichester Road
Bognor Regis
West Sussex
PO21 5BX

2 Site Address

Land west of Rudford Industrial Estate
Ford

3 Description of Development

Erection of industrial unit to provide MOT & servicing bays and body shop bays for LMD, along with holding car park for 83 cars. (Departure from the Development Plan)

4 In pursuance of their powers under this Act and related Orders and Regulations the Council REFUSE to approve the development as described in the application and plan for the reasons stated.

- REASON 1 The site lies in a rural area and the proposal, being unrelated to the needs of agriculture, forestry, recreation, the extraction of minerals or disposal of waste, conflicts with policy LOC1 of the West Sussex Structure Plan, policies GEN2 and GEN3 of the which seeks to protect the countryside, safeguard agricultural land, and ensure that the amount of land taken for development is kept to a minimum, consistent with the provision of high quality and adequate space within the built environment and to resist the consolidation of linear or sporadic development.
- REASON 2 From the information submitted the Local Planning Authority is not convinced that the proposal will not have an adverse effect of contamination of controlled waters. No assessment has been carried out in accordance with PPS23 - Planning and Pollution Control.
- REASON 3 From the information submitted the Local Planning Authority is not convinced that the criteria contained in policy DEV8 of the Local Plan have been met to allow the expansion of this local firm.
- REASON 4 From the information submitted the proposed building would be located over a public sewer in contravention of the requirements of Southern Water. The proposal is therefore contrary to policy GEN9 of the Arun District Local Plan.
- REASON 5 The proposed planting belt is inadequate to screen the proposal from the surrounding area. The proposal will therefore adversely affect the visual amenities of the area contrary to policies GEN7, GEN27 of the Arun District Local Plan.

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

Case Officer: Mr K Wheway

5th May 2006



Stephen Cantwell
Planning Control Manager

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.