TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: LU/142/99/

1 **To Addressee**

Bondesign Associated
2 Beaucroft Road
Wimborne
Dorset
BH21 2QW

2 **Site Address**

RNLI Lifeboat Station/
Littlehampton Angling
Club Premises
Fishermans Quay

3 **Description of Development**

Demolition and rebuild of lifeboat station and angling club including revised application site boundary.

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 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.

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 building 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.

CONDITION 3 At no time shall deliveries to the Angling Club take place other than from the rear as indicated on the drawing hereby approved [9502/P.09]

Reason : In the interests of pedestrian safety.

CONDITION 4 No development shall be carried out until all buildings and structures existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason : In the interests of the amenities of the locality.

CONDITION 5 The existing public right of way across the site shall remain undisturbed unless and until legally stopped up or diverted prior to the commencement of any of the development hereby permitted. The alignment of any public right of way shall be protected by being clearly demarcated,/signed,/surfaced,/fenced, as may be approved by the Local Planning Authority throughout the course of the development.

Reason: To safeguard the rights of the public.

CONDITION 6 This permission relates to the substitute plans submitted on 17-04-2000 and not to the plans originally submitted.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

CONDITION 7 There shall be no infilling or land raising within the area between the new RNLI building and the Old Quay House and Cairo Club.

Reason: To preserve the effectiveness of local drainage systems and ensure flooding problems are not created/exacerbated.

CONDITION 8 No development approved by this permission shall be commenced until a scheme for the provision and implementation of a surface water drainage system has been approved by and implemented to the satisfaction of the Local Planning Authority.

Reason: To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

CONDITION 9 No development shall commence until the developer has carried out an investigation assessing the degree of contamination of the site and determining its water pollution potential. The methods and extent of this investigation shall be agreed with the Local Plan ning Authority prior to works commencing. On completion of this site investigation, details of appropriate measures to prevent pollution of groundwater and surface water, including provisions for monitoring, shall be submitted to, and approved in writing by the Local Planning Authority. The development shall then incorporate these approved measures.

Reason: To prevent pollution of the water environment.

CONDITION 10 The method of piling foundations for the development shall be carried out in accordance with a scheme to be approved in writing by the Local Planning Authority prior to any development commencing.

Reason: To prevent the contamination of the underlying aquifer.

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

Case Officer: Mr D J Vick

19th July 2000

Decision Notice Issued:

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