



Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England)
Order 2015

Application for Planning Permission

DECISION NOTICE

Application Ref: LU/59/19/PL

1 To Addressee

Dalton Warner Davis
 6 New Bridge Street
 London
 EC4V 6AB

2 Site Address

Land at Watersmead Business Park
 Worthing Road
 Littlehampton
 BN17 6LS

3 Description of Development

Installation of 5 No. 'vehicle-to-ground' lifts, HVAC plant units, a canopy cover over the associated service yard area for a temporary period of five years, installation of 3 No. level access doors, minor alterations to internal access road including widening works, creation of a new spur, provision of a pedestrian footbridge & associated lighting & drainage infrastructure provision.

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 plans and subject to the following conditions.

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The building hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31st May 2024.

Reasons: The appearance of the building, by virtue of its design and construction is likely to deteriorate and become detrimental to the visual amenities of the surrounding area and in order

that the Local Planning Authority may be satisfied as to the appearance of the land after the removal of the building in accordance with policy DDM1 of the Arun District Local Plan.

- 3 The development hereby approved shall be carried out in accordance with the following approved plans:

Site Location Plan: SMR-OO-ZZ-DR-A-1001-SE-P2; Existing Floor Plans: SMR-OO-ZZ-DR-A-2006-S3-P1; Existing Building Elevations: SMR-OO-ZZ-DR-A-2004-S3-P1; Proposed site block plan: SMR-OO-ZZ-DR-A-2001-S3-P9; Proposed Floor Plans SMR-OO-ZZ-DR-A-S3-P3; Surfacing Works: SMR-OO-ZZ-DR-A-2009-S4-P1; Surfacing works: DBN3-SMR-00-ZZ-DR-A-2009-S3-P1; External lighting plan: RMS-XX-O-PR-E-2003-REV A

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy DDM1 of the Arun Local Plan.

- 4 Prior to the implementation of proposed surfacing works as shown on plan reference DBN3-SMR-00-ZZ-DR-A-2009-S3-P1, winter groundwater monitoring shall be undertaken to establish the highest annual ground water levels and winter Percolation testing to BRE 364. The monitoring results and any necessary amendment to the proposed drainage strategy to be submitted and agreed by the local planning authority.

Until such time as the proposed surfacing works can commence a temporary van staging area comprising temporary roadway aluminium mats to be utilised.

Reason : To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 of the Arun Local Plan. This is required to be a pre-commencement condition because it is necessary to implement the surface water drainage system prior to commencing any building works.

- 5 At all times of implementation the development shall strictly adhere to details/measures contained within documents entitled Arboricultural Method Statement for Enabling and Construction Phases of Work dated March 2019 and that entitled Preliminary Ecological Appraisal dated 14th February 2019.

Reason : To ensure that the proposed development takes care of ecological and landscape issues in accordance with policies ENV DM4 & ENV DM5 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



Neil Crowther
Group Head of Planning

Case Officer: Stuart Corbey

Decision Issued: **31st May 2019**

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

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 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, and you want to appeal against this planning application decision, 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 you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 12 weeks of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <http://acp.planninginspectorate.gov.uk>

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

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).