



DECISION NOTICE **COPY CONSENT**

Application Ref: LY/16/02/

To Addressee

Mr A Greenwood
94 The Street
Rustington
West Sussex
BN16 3NJ

Site Address

Arundel Vineyard
Lymminster

Description of Development

Replacement of existing agricultural dwelling.

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 The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined by Section 336(1) of the Town and Country Planning Act 1990, or in forestry, including any dependents of such a person residing with him or her, or a widow or widower of such a person.

Reason: The site lies in a rural area and a Strategic Gap where development unrelated to the essential needs of agriculture and or forestry would not be permitted, in accordance with the policies C1, C7 of the West Sussex Structure Plan; LOC2 of the West Sussex Structure Plan Deposit Draft; EVT6 of the Arun District Local Plan; and GEN3 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 3 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 buildings have been submitted to and approved by the Local Planning Authority and the

materials so approved shall be used in the construction of the buildings.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the the neighbouring Listed Building by endeavouring to achieve a building of visual quality in accordance with policies G1 of the West Sussex Structure Plan; DEV1, CH9 of the West Sussex Structure Plan Deposit Draft; EVT7, EVT9 of the Arun District Local Plan; and GEN7, DEV11 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the buildings shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance which is outside the defined built-up area, where only development essential in the interests of agriculture/forestry is permitted in accordance with policies G1, C1 of the West Sussex Structure Plan; LOC2 of the West Sussex Structure Plan Deposit Draft; EVT6, EVT7 of the Arun District Local Plan; and GEN3, GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 5 This permission relates to the plans as submitted and amended by substitute elevational plans submitted on 15-11-2002.

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

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

Case Officer: Ms E E Hearsey

12th February 2003

Decision Notice Issued:

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

