

TOWN AND COUNTRY PLANNING ACT 1990**DECISION NOTICE****Application Ref: PA/25/08/****1 To Addressee**

Mrs D Appleton
Henry Adams Planning Ltd
Bowen House
Baffins Lane
Chichester
PO19 1UA

2 Site Address

The Wood Yard
France Lane
Patching

3 Description of Development

Stationing of residential mobile home for settled gypsy accommodation, erection of 1.8m high gates and formation of crossover

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 use hereby permitted shall enure for a limited period only being the period of 18 months from the date of this permission. At the end of this period the use hereby permitted shall cease and all mobile homes, caravans, vehicles, materials and equipment brought onto the land in connection with the use shall be removed from the site and the land restored to its former condition.

Reason: The development is contrary to the provisions of the development plan in that the site lies within the rural area and is unrelated to the needs of agriculture or forestry. Planning permission has only been granted in this instance because of the specific circumstances of the applicant. This temporary period covers the anticipated timescale for the LPA to identify and formally allocate sufficient site provision for the needs of the Gypsy and Traveller Community through the Local Development Framework process and to protect the character and appearance of the rural locality in accordance with policy GEN3 of the Arun District Local Plan.

CONDITION 2 This permission does not authorise the use of the land as a caravan site by any persons other than bona fide gypsies and travellers, as defined in paragraph 15 of ODPM Circular 01/2006.

Reason: Permission has only been granted in this instance to meet a genuine identified need for gypsies and travellers within the District and to accord with the provisions of ODPM Circular 01/2006.

CONDITION 3 This permission shall only enure for the benefit of Mrs J Doe and her resident dependants.

Reason: The development is contrary to the provisions of the development plan in that the site lies within the rural area and is unrelated to the needs of agriculture or forestry. Planning permission has only been granted in this instance because of the specific circumstances of the applicant. This temporary period covers the anticipated timescale for the LPA to identify and formally allocate sufficient site provision for the needs of the Gypsy and Traveller Community through the Local Development Framework process and to protect the character and appearance of the rural locality in accordance with policy GEN3 of the Arun District Local Plan.

CONDITION 4 Within two months of the date of this permission, the existing gates at the access to the site onto France Lane shall be re-sited such that they open away from the highway and are set back a minimum of five metres from the nearside carriageway edge of the adjoining highway, unless prior written consent has been given by the local planning authority to any variation.

Reason: In the interests of highway safety and the free flow of traffic within the local road network and to accord with policy GEN7 of the Arun District Local Plan.

CONDITION 5 The existing building in the northern end of the site marked 'Ancillary Accommodation' on the approved site plan shall only be used for purposes ancillary or incidental to the occupation of the mobile home hereby permitted and this building shall at no time be used or occupied as a separate unit of accommodation.

Reason: To avoid the establishment of a residential unit in the rural area which is unrelated to the needs of agriculture or forestry and to protect the character and appearance of the countryside in accordance with policy GEN3 of the Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

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: GEN7, GEN3, AREA 9,

NATIONAL POLICIES: PPS1, PPS3, PPS23

This is only a summary of reasons for granting to comply with Article 22 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: Ms E E Hearsey

Date of Decision:

24th June 2010

Date Decision Issued:

25th June 2010



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 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.

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).