TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: P/28/98

1 **To Addressee**

Mr L MacRae
Bridge Greenhouses Ltd
Chalk Lane
Keynor Lane
Siddlesham PO20 7NQ

2 **Site Address**

Parigo Horticultural Co Ltd
Newlands Nursery
Lagness

3 **Description of Development**

New commercial greenhouse, access road and services.

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 take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, which shall include indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development.

CONDITION 3 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development.

CONDITION 4 No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To enable items of archaeological interest to be recorded in accordance with the policies of the Development Plan.

CONDITION 5 There shall be no dishcharge of foul or contaminated drainage from the site into either groundwater or any surface waters, whether direct or via soakaways.

Reason: To prevent pollution of surface and/or groundwaters.

CONDITION 6 Development shall not begin until drainage works have been carried out in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In order to prevent the flooding of the area.

CONDITION 7 The greenhouse hereby permitted shall not be internally illuminated between the hours of 2100 and 0700 the following day, except for essential maintenance or emergency purposes, unless or until details of internal environmental screening have been submitted to and approved in writing by the Local Planning Authority. The approved screens shall be used during the hours shown above.

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

CONDITION 8 The building hereby permitted shall not be occupied until space has been laid out in accordance with details approved by the Local Planning Authority for the turning, loading and unloading of vehicles and the parking of 60 vehicles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: In the interests of road safety and to accord with approved policy.

CONDITION 9 The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved by the Local Planning Authority before any other operation or use authorised by this permission is commenced.

Reason: In the interests of road safety and to accord with approved policy.

CONDITION 10 The building hereby permitted shall not be occupied until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority to prevent surface water discharging onto the public highway.

Reason: In the interests of road safety.

CONDITION 11 The access shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(a) A line 4.5 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Pagham Road.

(b) A line 165 metres long to the west and a line 60 metres long to the east on each side of the access measured along the nearer edge of the carriageway of Pagham Road, from their intersection with the centre line of the proposed access.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety.

CONDITION 12 INFORMATIVE

The proposed new access with Pagham Road, hereby permitted, shall be constructed in accordance with details contained within a Formal Agreement between the applicant and the Highway Authority.

Application forms for this Agreement can be obtained from the West Sussex County Council telephone number 01243 777561.

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

Case Officer: Mr K Wheway

8th October 1998

Decision Notice Issued:

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