TOWN AND COUNTRY PLANNING ACT 1990

P/66/97

Erection of 8 no.3 bed, 1 no.
4 bed and 1 no. 2 bed houses
with associated parking

Unit 1
Mill Park Road
Nyetimber
Pagham

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.

TO: M & M Architctural Services
Old Forge Moor Lane
Marsh Green
Edenbridge
Kent TN8 5QX

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

9th January 1998

P/66/97	Erection of 8 no.3 bed, 1 no. 4 bed and 1 no. 2 bed houses with associated parking	Unit 1 Mill Park Road Nyetimber Pagham

CONDITION 1 : The development hereby permitted shall be begun before the expiration of five 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 the external walls and roofs of the proposed dwellings 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 : No development shall take place until details of screen walls and /or fences have been submitted to and approved by the Local Planning Authority and no dwellings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON : In the interests of amenity.

CONDITION 4 : No development shall take place until there has been submitted to and approved by, the Local Planning Authority, a landscaping scheme. The approved details of the landscaping shall be carried out in the first planting and seeding season, 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 five 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 5 : The layout of the proposed development shall provide for parking space for vehicles to a standard of 2 car spaces per unit in accordance with plans to be approved by the Local Planning Authority.

REASON : To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of all highways.

CONDITION 6 : No development shall take place unless and until details of the layout and specification of and construction programme for the roads, footpaths and casual parking areas and the foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. No house shall be occupied until it is provided with access constructed in accordance with such approved details to the established highway network.

REASON : To secure satisfactory standards of access and drainage for the proposed development.

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CONDITION 7 : The development hereby permitted shall not proceed until details of the proposed surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

REASON : To ensure that the proposed development is satisfactorily drained.

CONDITION 8 : This permission relates to the amended plans submitted on 20th October 1997 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.

INFORMATIVE
Please note that related to this permission there is an agreement under Section 106 of the Town and Country Planning Act 1990.