TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE

Application Ref: P/8/07/

1 **To Addressee**

Geoffrey Evans
Rosedene
94 Pagham Road
Pagham
West Sussex
PO21 4NN

2 **Site Address**

Land to the west of existing car park
Church Farm
Church Lane
Pagham

3 **Description of Development**

Proposed additional car park adjacent to existing car park (Departure from the Development Plan)

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 3 years from the date of this permission.

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

CONDITION 2 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 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 in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 3 Clean uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic only shall be permitted as infill material.

Reason: In order to prevent pollution of the water environment in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 The access to the proposed site shall be laid out to provide visibility splays on each side of the access.These splays shall comprise:-

(a) A line 2 metres long measured along the centre line of the proposed access from the line of the nearer edge of the carriageway of Church Lane.

(b) Lines 45 metres long on each side of the access measured along the nearer edge of the carriageway of Church 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 in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 5 The car park hereby approved shall be used only for parking in connection with events/activities at St Thomas A Becket Church, Church Lane only and for no other purpose.

Reason:In the interests of the character of the area and visual and residential amenity in accordance with policies DEV1 and CH3 of West Sussex Structure Plan and GEN7 and AREA10 of Arun District Local Plan.

CONDITION 6 No development shall be carried out until details of the materials to be used for the surface of the car park have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in th construction of the car park.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity in accordance with policies DEV1 of West Sussex Structure Plan and GEN7 of Arun District Local Plan.

CONDITION 7 This permission relates to the amended site plan submitted on 27-04-2007 and not to the plan originally submitted.

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

CONDITION 9 INFORMATIVE:

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

SUMMARY

This planning permission was granted because, although the proposed development does not comply with the policies in the Development Plan Listed below in that it would represent development within the Pagham and Selsey Strategic gap there are material considerations which indicate that it can be granted. These material considerations are that the development would be of benefit to the local community and that the development would not contribute visually to the coalescence of the bulit form or undermine the integrity of the Stategic Gap. .

RELEVANT POLICIES

STRUCTURE PLAN: DEV1LOC2,DEV4,CH1,CH3

LOCAL PLAN: GEN3, GEN7, AREA10,AREA12

NATIONAL POLICIES: PPS1,PPS7

This paragraph is to comply with Article 22 General Development Procedure Order 1995

INFORMATIVE: The use shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. Details of the specification may be obtained from the Area Engineer, West Sussex County Council, Area 1, Drayton Depot, Drayton Lane, Chichester. Telephone: 01243-836900 or from West Sussex County Council, County Surveyors Department, County Hall, Chichester. Telephone: 01243-777921.

Case Officer: Mrs A Gardner

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

24th May 2007

Howard Cheadle

Howard Cheadle DipTP MRTPI
Head of Planning Services

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.