Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application Under Section 73 for the Removal or Variation of Conditions Under a Previously Approved Permission

DECISION NOTICE

Application Ref: P/92/25/S73

1 **To Addressee**

Convery Prenty Shields Architecure
144 West George Street
4th Floor
Glasgow
G2 2HG

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2 **Site Address**

Land North of Hook Lane
Pagham

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3 **Description of Development**

Variation of condition 1 imposed under P/141/22/RES relating to plans condition (site plan, ASHP Compound, Mechanical Services Proposed Services Schematic Layout).

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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 plans and subject to the following conditions.

1 The development hereby approved shall be carried out in accordance with the following approved plans:

2324_005 Rev F Site Plan As Proposed
2324_100 Rev A Ground Floor as Proposed
2324_101 Rev A First Floor as Proposed
2324_102 Rev A Second Floor as Proposed
2324_104 Rev A Roof Plan as Proposed
2324_200 Rev A Elevations 1 of 2
2324_201 Rev A Elevations 2 of 2
2324_21_510 Rev B Cycle Parking Facility
2324_21_512 Rev B Refuse Store Details
B24058-101A-Hook Lane - Landscape Proposals
4670-VST-XX-ZZ-DR-A-0400-P06 - Proposed GA Sections
4670-VST-XX-ZZ-DR-A-0401-P05 - Proposed GA Sections Reference Plan
B22062-401C - Detailed Planting Plans Sheet 1 of 4
B22062-402C - Detailed Planting Plans Sheet 2 of 4
B22062-403C - Detailed Planting Plans Sheet 3 of 4

B22062-404C - Detailed Planting Plans Sheet 4 of 4
B22062-201C - External Works
B22062-202C - Boundary Treatments
B22062-203C - External Lighting
B22062-204C - Garden Furniture
Tree Survey Report Arboricutlural Impact Assessment and Method Statement July 2022 - Rev A - Drawing updated (By The Landscape Partnership) Dated 23.02.2023
2314_21_514 ASHP Compound Details
M-00-S(56)001 Rev B Mechanical Services Proposed Services Schematic Layout

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The development shall be carried out strictly in accordance with Substation details 2324_21_513 (dated Aug 24), as approved under P/86/24/DOC.

Reason: In order to secure the design of the substation in line with policy D DM1.

3 The development shall provide external lighting strictly in accordance with the lighting shown on plan reference B22062-203B Rev C.

Reason: To control the residential amenities of the local environment in accordance with Policies D DM1 and QE DM2 of the Arun Local Plan and protection of bats.

4 The use hereby permitted shall not be commenced until full details of the kitchen equipment required to discharge odours and fumes from the cooking process and mitigate noise impacts on residents, shall be submitted to and approved in writing by the Local Planning Authority. The details shall adhere to EMAQ Control of Odour and Noise from Commercial Kitchen Extract Systems 6/5/22.

Reason: To ensure that unsatisfactory odours and noise are controlled in the interests of the amenity of future occupiers and existing neighbours in accordance with Arun Local Plan policy QE SP1.

5 No internally or externally located plant, machinery equipment or building services plant (including the ASHP and VRF Compound) shall be operated on the site until full details of all equipment, and an assessment of the acoustic impact arising from the operation of all such equipment has been submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall include a scheme of attenuation measures to mitigate the adverse impacts identified in the acoustic assessment. The scheme shall ensure that the rating level of noise emitted from the proposed building services plant is 5 dB less than the prevailing background sound level (LA90). The scheme as approved by the Local Planning Authority shall be fully installed prior to first operation of the plant and shall be retained as such thereafter. Any agreed attenuation measures shall be permanently maintained in good working condition.

The applicant should review the Planning Noise Advice Document - Sussex, November 2023: https://www.arun.gov.uk/download.cfm?doc=docm93jijm4n19846.pdf&ver=24686.

Reason: To protect the amenity of local residents in accordance with the Arun Local Plan policy QE SP1.

Neil Crowther
Group Head of Planning

Case Officer: Hannah Kersley

Decision Issued: 18th November 2025

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

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

APPEALS TO THE SECRETARY OF STATE s73

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 Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, and you want to appeal against this planning application decision, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and you want to appeal against this planning application decision, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months of the date of this notice, whichever period expires earlier.

Otherwise, if you want to appeal against this decision then you must do so within 6 months of the date of this notice.

Appeals must be using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at http://acp.planninginspectorate.gov.uk

The Secretary of State can allow a longer period for giving notice of an appeal but 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 the Secretary of State 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.

If you intend to submit an appeal that you would like examined by inquiry then you must send notice to the Local Planning Authority and Planning Inspectorate(inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found at www.GOV.uk

PURCHASE NOTICES

If either the local planning authority or the 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 Council (that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 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).