TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE COPY CONSENT

Application Ref: WA/26/01/

1 **To Addressee**

Mr M Halliwell
2 Priory Lane
Chichester
West Sussex
PO19 1NL

2 **Site Address**

Church Farm
Binsted Lane
Binsted
Arundel

3 **Description of Development**

Conversion of redundant agricultural unit to single residential unit (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 5 years from the date of this permission.

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

CONDITION 2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, the building shall not be extended or altered in any way unless permission is granted by the Local Planning Authority on an application in that behalf.

Reason: In order to control the development in the interests of the character and appearance of this building group which is outside the built-up area, as defined, where normally only that development essential in the interests of agriculture/forestry is permitted in accordance with policies G1 of the West Sussex Structure Plan, G2 of the West Sussex Structure Plan (not formally adopted), EVT7 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 3 Not withstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended, no buildings or structures shall be erected within the curtilage of the building without the prior permission of the Local Planning Authority on an application on that

behalf.

Reason: To protect the visual quality of the area and the setting of the Listed Building.

CONDITION 4 This permission is for the in-situ conversion of the building with associated works and does not purport to permit the dismantling and re-erection of the building as a whole or any part therein, or its partial/total demolition, removal, rebuilding or reassembly, other than by any specific items which have been explicitly so described in the application documents.

Reason: In order to ensure that the proposal represents a conversion and not a rebuild which would be contrary to the provisions of the Devlopment Plan.

CONDITION 5 No development shall commence on site until working drawings and a method statement have been submitted to and approved in writing by the District Planning Authority. Such drawings and statements must be based upon the terms of this planning permission and must, therefore, involve the in-situ repair and conversion of the building and not its dismantling and subsequent reconstruction. The working drawings must be based upon the initial structural survey and show full details of the works necessary to enable the conversion to take place, including the exact amount and method of repair and replacement as well as structural details of methods of support and tying-in of walls, posts etc., and works necessary to achieve foundation and underpinning. The method statement shall set out the exact method of conversion and the detailed method of support and protection of the building before and during conversion works. Once approved the works shall only be carried out in strict accordance with the approved details.

REASON: To ensure that the works strictly accord with the terms of the permission and that the building is not dismantled and reconstructed which would be contrary to the provisions of the Development Plan.

CONDITION 6 No development shall be carried out unless and until a schedule of materials and finishes to be used for the proposed doors and windows 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 7 Prior to being discharged into the watercourse, surface water sewer or soakaway system, all surface water drainage from parking areas and hardstandings shall be passed through trapped gullies to BS 5911:1982 with an overall capacity compatible with the site being drained.

Reason: To prevent pollution of the water environment.

CONDITION 8 Any facilities for the storage of oils, fuels or chemicals shall be sited on impervious bases and surrounded by impervious bund walls. The bund capacity shall give 110% of the total volume for single and hydraulically linked tanks. If there is multiple tankage, the bund capacity shall be 110% of the largest tank or 25% of the total capacity of all tanks, whichever is the greatest. All filling points, vents, gauges, and sight glasses and overflow pipes shall be located within the bund. There shall be no outlet connecting the bund to any drain, sewer or watercourse or discharging onto the ground. Associated pipework shall be located above ground where possible and protected from accidental damage.

Reason: To prevent pollution of the water environment.

CONDITION 9 The accommodation hereby permitted shall be occupied solely for

purposes incidental to the occupation and enjoyment of Church Farm, Binstead Lane, Binstead as a dwelling and shall not be used as a separate unit of accommodation.

Reason: To accord with policy EVT7 of the Arun District Local Plan and policies GEN7 and DEV21 of the Arun District Local Plan Second Review Revised Deposit Draft and to prevent the establishment of an additional independent unit of accommodation which would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.

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

Case Officer: Ms E E Hearsey

25th May 2001

Decision Notice Issued:

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