TOWN AND COUNTRY PLANNING ACT 1990

WA/6/94

Residential unit for residents and staff member providing care for mentally handicapped adults and erection of a shop.

Site of former garage,
filling station and house,
Arundel Road
Fontwell, Arundel West Sussex

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: Warburton Associates
Old Bank Chambers
2 Old Bank Street
St Ann's Square
Manchester M2 7PF

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

6th June 1994

WA/6/94 Residential unit for residents and staff member providing care for mentally handicapped adults and erection of a shop.

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filling station and house,
Arundel Road
Fontwell, Arundel West Sussex

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 : This permission relates to the amended plans submitted on 31st May 1994 and 25th May 1994 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.

CONDITION 3 : No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roofs of the proposed buildings 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 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 development hereby permitted shall not proceed until details of the proposed surface water and foul 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 6 : The buildings shall not be occupied until the parking spaces and turning facilities shown on the submitted plans have been provided, surfaced and drained. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

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

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CONDITION 7 : No development shall take place until details of fences have been submitted to and approved by the Local Planning Authority.

REASON : In the interests of amenity.

INFORMATIVE

The buildings shall not be occupied 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 suggested specification may be obtained from the Divisional Surveyor, West Sussex County Council, Area 2, Clapham Common, Clapham, Worthing BN13 3UR. Telephone: Patching (0903874) 444.