

DECISION NOTICE

Application Ref: BR/119/22/PL

1 **To Addressee**

Walsingham Planning
Bourne House
Cores End Road
Bourne End
SL8 5AR

2 **Site Address**

Butlins
Upper Bognor Road
Bognor Regis
PO21 1JJ

3 **Description of Development**

New reception kiosk and alterations to car park layout. This application is in CIL Zone 4 (zero rated) as other development.

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:

- Site Location Plan Dwg No 2014-WOO-MPN-BOG-BOG-DR-A-0001 Rev A.
- Proposed Site Plan Dwg No. WOO-MPN-BOG-DR-A-0003 Rev A.
- Check-in Kiosk drawing Dwg No. WOO-MPN-BOG-DR-A-0100 Rev A.
- Proposed External elevations Dwg No. WOO-MPN-BOG-DR-A-0301 Rev A.
- Car Park Operation Plan Dwg No. WOO-MPN-BOG-DR-A-0010 Rev C; and
- Proposed Guest Car Parking allocation Dwg No. WOO-MPN-BOG-DR-A-0012 Rev A.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policies D DM1, QE SP1, QE DM1, QE DM2, QE DM3, T SP1, T DM1, W DM2, W DM3, ENV SP1, ENV DM1 and ENV DM5 of the Arun Local Plan.

2 The vehicle queuing and kiosk check-in arrangements related to this application shall continue to be undertaken in strict accordance with the details set out in the Car Park Operation Plan (drawing no. WOO-MPN-BOG-DR-A-0010 Rev C, as received 21/06/22) and the "Method

Statement and Management Plan to inform the processing of guest check-in at the resort" (as received 25/05/22).

Reason: To minimise noise and disturbance and air quality impacts and protect the residential amenity of local occupants, in accordance with the National Planning Policy Framework, and policies D DM1, QE SP1, QE DM1 and QE DM3 of the Arun Local Plan.

- 3 Any construction works not having already taken place in association with the previous temporary permission shall be undertaken in strict accordance with the details set out in the Construction Phase Plan (prepared by Bentley Rowe and as received 02/02/2021).

Reason: To ensure acceptable impacts on highways safety and the operation of the highways network, and to ensure acceptable impacts on the residential amenity of local occupants, in accordance with the National Planning Policy Framework and policies T SP1, T DM1, D DM1, QE SP1, QE DM1, QE DM2, and QE DM3 of the Arun Local Plan.

- 4 Unless already installed in association with the previous temporary permission, the bird and bat boxes shown on the approved Car Park Operation Plan (drawing no. WOO-MPN-BOG-DR-A-0010 Rev C) shall be installed on completion of the development hereby permitted and shall be retained in situ and maintained in good working condition thereafter.

Reason: To ensure the development would result in a net gain in biodiversity, in accordance with the Environment Bill, National Planning Policy Framework, and policy ENV DM5 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

INFORMATIVE: The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information, please contact the Environmental Health Department on 01903 737555.

INFORMATIVE: The applicant is advised that it is possible that a sewer now deemed to be public could be crossing the development site. Therefore, should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its ownership before any further works commence on site. The applicant must ensure that any public sewers are protected from the development and must abide by Southern Water's stand off distances. Further details can be found here: southernwater.co.uk/media/3011/stand-off-distances.pdf.

INFORMATIVE: Surface water drainage should be designed and constructed to comply with building regulation requirements. Infiltration should be fully investigated, if however it is found that infiltration does not work controlled discharge to ordinary watercourse will be required. The applicant should be aware that any proposals to discharge flows to a watercourse require Ordinary Watercourse Land Drainage Consent prior to works. Arun District Council requires 3m clearance between any structure and the bank of an ordinary watercourse and 3m clearance between any structure and a culverted ordinary watercourse. This is to ensure that no construction will occur that will limit the current or future landowners ability to conduct maintenance to the watercourse in line with their responsibilities under the Land Drainage Act 1991.



Neil Crowther
Group Head of Planning

Case Officer: Mr S Davis

Decision Issued: **2nd August 2022**

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

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).