



DECISION NOTICE **COPY CONSENT**

Application Ref: BR/316/02/

1 To Addressee

Scott Brownrigg + Turner
77 St Martin's Lane
London
WC2N 4RD
Attn Mr Stutchbury

2 Site Address

Butlins Holiday Park
Upper Bognor Road
Bognor Regis

3 Description of Development

Demolition of redundant buildings and erection of 5 storey building to provide hotel accommodation comprising a total of 160 bedrooms, restaurant, health spa, conference rooms and other associated facilities, together with access, car parking and landscaping.

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 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

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 in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 3 No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of landscaping/hard and soft/, including the southern frontage alongside the promenade and details of fencing along that frontage which shall include

indication of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

Reason: In the interests of amenity and of the environment of the development in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 4 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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 5 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 in accordance with policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, EVT7 of the Arun District Local Plan, policy GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 5 The building hereby permitted shall not be occupied until provision for car parking has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision shall thereafter be used only for the parking of cars.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles clear of adjacent highways in accordance with policies G1 and T14 of the West Sussex Structure Plan and DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan and GEN7 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 6 Development shall not be commenced until details(including all the necessary calculations) of the diversion of the public sewer crossing the site has been agreed in writing by the local planning authority and these works undertaken.

Reason: To ensure that the proposed development does not affect the capacity of the existing drainage.

CONDITION 7 Details of a Company Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before the development hereby permitted is commenced and shall be permanently adhered to thereafter.

Reason: In the interests of reducing reliance of travelling by car.

CONDITION 8 No development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: The site is potentially of archaeological interest.

CONDITION 9 The use hereby permitted shall not be carried on until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality in accordance with

policy G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft, policy EVT7 of the Arun District Local Plan, policies GEN7 and GEN35 of the Arun District Local Plan Second Review Revised Deposit Draft.

CONDITION 10 No development approved by this permission shall commence until details have been submitted and approved by the Local Planning Authority showing that all habitable (including conference, dining, bar, games facilities etc) finished floor levels are set above 4.5 metres above Ordnance Datum Newlyn (mAOD).

Reason: To ensure the floor levels are above the predicted 1 in 200 year surge tide level.

CONDITION 11 No development approved by this permission shall commence until details have been submitted and approved by the Local Planning Authority showing that a safe, dry, vehicular access set above 4.5 AOD can be provided to serve the new development.

Reason: To ensure that suitable protected access is provided in accordance with the guidance given in Planning Policy Guidance Note 25 - Development and Flood Risk.

CONDITION 12 This permission relates to the amended plans submitted on 10th February 2003 and 27th March 2003, and supplementary plans of the 5th February 2003 and not to the plans originally submitted.

Reason: For the avoidance of doubt.

CONDITION 13 Prior to the first occupation of the hotel building the subject of this permission, the 74 staff units and the York Building, which are shown to be demolished in drawing no L(10P)002, received by the Local Planning Authority on 10-2-2003, shall be demolished and all resulting spoil and surplus shall be removed from the site.

Reason. To control the overall amount of development in accordance with the terms of the application and because retention of these buildings in addition to the development hereby approved would require further consideration including local amenities, highway safety and traffic movement.

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

Case Officer: Mr K Wheway

31st March 2003

Decision Notice Issued:

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

