



## DECISION NOTICE **COPY CONSENT**

Application Ref: BR/59/04/

### 1 To Addressee

PWP Architects Ltd  
61 South Street  
Havant  
Hampshire  
PO9 1BZ

### 2 Site Address

Butlins Holiday Centre  
Upper Bognor Road  
Bognor Regis

### 3 Description of Development

Demolition of holiday chalets and erection of 160 bedroom hotel building with associated car parking.

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, and policy GEN7 of the Arun District Local Plan.

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, and policy GEN7 of the Arun District Local Plan.

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, policy GEN7 of the Arun District Local Plan.

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, and GEN7 of the Arun District Local Plan.

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 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 8 Details of an amended Company Travel Plan to include a clause to provide a fleet of cycles 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 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, policies GEN7 and GEN35 of the Arun District Local Plan.

CONDITION 10 The development shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted and approved by the Local Planning Authority. Surface water drainage shall be carried out in accordance with such details and in conjunction with associated building works. No building shall be occupied until the foul drainage works have been carried out in accordance with such details.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies G1 of the West Sussex Structure Plan, DEV1 of the West Sussex Structure Plan Deposit Draft and GEN7, GEN9 of the Arun District Local Plan.

CONDITION 11 This permission relates to the amended plans submitted on 24th March 2004 and the plans originally submitted and not altered.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

CONDITION 12 This permission relates to all the safety measures as required by the Environment Agency and agreed by the applicant especially in regards to levels on the site and the Draft Flood Plan.

Reason: For the avoidance of doubt and in the interests of safety of staff and visitors.

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

Case Officer: Mr K Wheway

28th April 2004

Decision Notice Issued:

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

