

CHICHESTER DISTRICT COUNCILTOWN AND COUNTRY PLANNING ACT 1990TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE ORDER) 2015 (now, as amended)

Agent Details:

Mr Bob Hull
Rowan House
Baffins Lane
Chichester West Sussex
PO19 1UA

Applicants Details :

Chichester Dementia Support Group
Salisbury House,
City Fields Business Park
Tangmere West Sussex
PO20 2FP United Kingdom

In pursuance of their powers under the above mentioned Act and orders, the council hereby notify you that they **PERMIT** the following development, that is to say:

**Change of use from class B1 offices to class D1 dementia support care centre.
Salisbury House City Fields Business Park Tangmere West Sussex PO20 2FP**

to be carried out in accordance with your application and plan no. TG/15/02182/FUL as modified by the undermentioned conditions if any submitted to the Council on 22 July 2015 and subject to compliance with the conditions specified hereunder:

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

- 2) The development hereby permitted shall be carried out in accordance with the approved plans: Location plan 01, Block Plan 02, Floorplan 11213-Plans, Planning Statement (July 2015, HAPL 1031).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) The building shall be used as a Dementia Support Care Centre; and for no other purpose (including any other purpose in Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 as amended by the Town and Country (Use Classes) (Amendment) Order 2015 or in any provision of equivalent to that Class in any other statutory instrument revoking or re-enacting that Order).

Reason: To retain the employment use of the site and in the interests of amenity and highway safety.

- 4) The premises shall not be used except between the hours of 09.00 and 17.00 Mondays to Fridays and between the hours of 09.00 and 17.00 on Saturdays and at no time on Sundays, Bank Holidays and other Public Holidays without the prior agreement in writing of the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties.

- 5) The cafe use shall remain ancillary to the Dementia Support Care Centre hereby permitted and shall be for the sole use of visitors and patients to the Centre.

Reason: To accord with the terms of the application and in the interests of highway safety.

6) INFORMATIVE

The applicant is advised that if any building works are required, all waste arisings must be disposed of in accordance with Waste Regulations.

7) INFORMATIVE

The applicant is advised that as a café is to be installed at the site - the applicant will be required to register a new food business and information is available on our website:
<http://www.chichester.gov.uk/article/25659/Registering-and-inspecting-your-food-business>.
The applicant is advised that if any external flues or extract ventilation associated with the café is installed, this will require separate planning permission.

8) INFORMATIVE


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 applicant is reminded that the Council operate a formal procedure for the discharge of conditions. Details of this procedure can be found on the Council's website (<http://www.chichester.gov.uk/planningadvice#planningapplications>) or by telephone (01243 534734).

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".

Decision Date : 8 September 2015

Signed: 
S. R. Carvell
Director of Environment

NOTES

**Town and Country Planning Act 1990
Town and Country Planning (Control of Advertisements) Regulations 1992
Town and Country Planning (Trees) Regulations 1999**

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission for the development, or is aggrieved by a condition imposed on a planning permission, he may appeal to the

Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. www.planning-inspectorate.gov.uk. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Head of Planning and Building Control Services, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

*** APPLICANTS SHOULD NOTE THAT THE PERIOD FOR MAKING AN APPEAL IN RESPECT OF HOUSEHOLDER APPLICATIONS (SUFFIX /DOM) IS 12 WEEKS FROM THE DATE OF THIS NOTICE; FOR ADVERTISEMENT APPLICATIONS (SUFFIX /ADV) IT IS 8 WEEKS; AND FOR TREE APPLICATIONS (SUFFIX /TPA) IT IS 28 DAYS.**

2. If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990.
3. In certain circumstances a claim may be made against the District Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Town and Country Planning Act 1990.
4. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
5. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
6. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
7. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

