

PLANNING APPLICATION REPORT

**REF NO:** BR/213/20/PL

**LOCATION:** Former Royal Bay Care Home  
86 Aldwick Road  
Bognor Regis  
PO21 2PE

**PROPOSAL:** Temporary change of use from Care Home (C2) to temporary accommodation for seasonal agricultural workers for 12-month period (re-submission following BR/138/20/PL). This application is in CIL Zone 4 (Zero Rated) as 'other development'.

<b>SITE AND SURROUNDINGS</b>
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DESCRIPTION OF APPLICATION	<p>Temporary change of use of the Former Royal Bay Care Home, 86 Aldwick Road from Care Home (C2) with capacity of 42 beds to temporary accommodation for 58 seasonal agricultural workers and 2 members of staff for 12-month period.</p> <p>The workers will be accommodated in a combination of single and double rooms, together with a larger rooms suitable for 3-4 occupants, utilising the existing care home room layouts. As a minimum, each room has a toilet and basin, whilst some rooms have ensuite bathrooms. There are shared shower facilities on the 1st floor provide shower facility for those bedrooms without ensuite bathrooms. There are shared self-catering kitchen facilities for the residents.</p> <p>A total of 5 staff will be needed to run the accommodation (a site manager, 2 welfare staff and 2 maintenance staff). Two of these staff will be resident with the remaining living off- site.</p> <p>Communal areas will be provided on each floor as shown on the proposed floor plans as follows:</p> <ul style="list-style-type: none"> <li>· Ground Floor internal - existing Kitchen, dining, lounge, conservatory and social area</li> <li>· Ground floor external - picnic tables &amp; chairs - these are well-screened from the residential surrounding properties.</li> <li>· First floor - Room 204 - converted to a communal lounge</li> <li>· Second floor - Room 311 - converted to a communal lounge</li> </ul>
SITE AREA	0.14 hectares
BOUNDARY TREATMENT	Brick wall with railings sitting on the top of the wall backed by dense planting with a pair of traditional gates from wrought iron between gate piers to the front with statues on the top. The boundary to the rear and sides constitutes a brick wall.

SITE CHARACTERISTICS	The site comprises a substantially set back 3 storey red brick symmetrical building with gabled front projection on both sites of the principal elevation. The original building has been significantly extended to the side and to the rear, facing Oxford Street, filling entirely the plot with the exception of a landscaped frontage and car park area accessed from Aldwick Road.
CHARACTER OF LOCALITY	Aldwick Road to the West of Bognor Regis town centre accommodates a range of local businesses, services with residential. The site is on the corner of the residential street Nyewood Lane. It is enclosed by streets predominantly in residential use. In the surrounding area are 10 properties registered as HMOs which support 58 people. Other permissions in the locality permit the use of existing single residential households to apartment and maisonettes. The character of the locality has increased density derived from recent conversions of housing stock into smaller household types.

<b>RELEVANT SITE HISTORY</b>
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BR/138/20/PL	Temporary change of use from Care Home (C2) to temporary accommodation for seasonal agricultural workers for 12-month period. This application is not CIL Liable (Zero Rated) as other development.	Refused 21-08-20
BR/87/92	Alterations and extension to existing institutional care home to provide additional bedrooms and services	ApproveConditionally 08-07-92
BR/249/92	Proposed alterations and extensions to existing Class C.2 (under the Town & Country Planning use classes order 1987) premises.	ApproveConditionally 13-01-93

BR/138/20/PL (for 80 residents) was refused for the following reasons:

1. The development by reason of number of residents results in an intensification of use that adversely affects the character of the area which would affect public and neighbouring amenities, would result in the generation of excessive parking demands which would harm nearby public amenity and would fail to provide an adequate area of amenity space which would demonstrably harm the amenities of future occupants; contrary to Policies H SP4, QE SP1 and T SP1 of the Arun Local Plan.
2. Insufficient information has been provided to demonstrate the frequency and number of traffic movements that both the previous C2 use would have generated and what the proposed temporary accommodation is expected to generate. Therefore the proposal is contrary to NPPF paragraph 28 and Arun Local Plan policy T SP1.

<b>REPRESENTATIONS</b>
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OBJECTION on the following grounds:

- Such a large number of persons living in a confined space could encourage the spread of Coronavirus;
- There are concerns that this may turn into a permanent HMO;
- Intensification of use that would adversely affect the character of the area thereby affecting the public and neighbouring amenities;
- Concerns in the result of generation of excessive parking demands which would harm public amenity.

4 letters of representations received:

- Overdevelopment of an area which already has a large amount of HMOs present.
- This development would put a great deal of stress onto local amenities.
- Concerns regarding the parking situation which needs a great deal more detail.
- The C2 accreditation should not be lifted, as this is a community asset for the people of Aldwick and Bognor Regis.
- The applicant/agent pursue that a nursing home produces more traffic and disruption than 58 able-bodied young single people all living in a single house.
- With 60 people living and working in close proximity there is a very real danger of an outbreak of Covid 19. This would bring devastation to the community as there are vulnerable people.
- The i-Transport survey does not compare factual evidence.
- The disturbance will start at 6.00am for the 6.30 'likely' leave time and will create a considerable noise disturbance; vans starting, people talking and slamming of van doors this will occur every day including weekends..
- Trips in the evening, travelling for recreational activities such as meeting friends and colleagues, going out socially to pubs, clubs, restaurants, and cinemas, as well as the associated disturbance on the residents' return.
- With 6 mini-buses, 3 staff vehicles, and 6 residents having cars, this means 15 spaces will be filled already, with only 12 marked spaces available.
- Just because it is convenient to call the HMO a residential institution does not mean it is one.
- Adding another 'house of multiple occupation', especially of the proposed size, would be detrimental to the local area and to Bognor as a whole.
- The location is in the centre of a residential area and the seasonal workers will be using local facilities and mixing with local residents.
- I understood that the reason such workers are exempt from quarantine rules was that they are housed on the farms on which they work and are, relatively, isolated.
- NO PLANNING NOTICES displayed in the vicinity.
- What is an acceptable number of people smoking outside the front of a building?
- Proper communal areas are required to support any occupancy that should not be to the detriment or impinge local permanent residents.
- This is being changed from a 'sedate' nursing/care home environment to a full 'social' environment.
- Totally inappropriate place for what is effectively a gigantic HMO.

**COMMENTS ON REPRESENTATIONS RECEIVED:**

- This application is for a temporary use only; a temporary measure to re-accommodate workers from the South Downs site which is no longer available.
- Health is a material planning consideration - the management of risk in buildings is dealt with by other legislation.
- WSCC Highways is satisfied that the existing parking provision will be sufficient for the proposed use.

- The i-Transport survey has been assessed by WSCC Highways.
- Site Notices were displayed: Parking Sign in front of Tesco, Aldwick Road; Utility Pole Oxford Street in front of No 8; and Utility Pole Nyewood Lane, to the north of No 34, Rose Cottage on 18/09/2020.
- Other issues are addressed below.

## CONSULTATIONS

### CONSULTATION RESPONSES RECEIVED:

ADC ENVIRONMENTAL HEALTH: No objections. If permission granted it would not indemnify against statutory nuisance action being taken should substantiated complaints in the remit of the Environmental Protection Act 1990 be received.

WSCC HIGHWAYS: Does not consider this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the NPPF (paragraph 109), and that there are no transport grounds to resist the proposal.

### COMMENTS ON CONSULTATION RESPONSES:

Comments noted.

## POLICY CONTEXT

Designation applicable to site:

- 2km Buffer for Bognor Reef SSSI
- Built-up Area Boundary
- CIL Charging Zone 4

### DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
EMPDM1	EMP DM1 Employment Land: Development Management
ENVDM1	ENV DM1 Designated Sites of Biodiversity or geographical imp
ENVDM2	ENV DM2 Pagham Harbour
HSP4	H SP4 Houses in multiple occupation
QEDM1	QE DM1 Noise Pollution
QESP1	QE SP1 Quality of the Environment
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WMDM1	WM DM1 Waste Management

**PLANNING POLICY GUIDANCE:**

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

**SUPPLEMENTARY POLICY GUIDANCE:**

SPD11	Arun Parking Standards 2020
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**POLICY COMMENTARY**

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and the Made Bognor Regis Neighbourhood Development Plan.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012. There are no policies contained within the Bognor Regis Neighbourhood Plan that implicate upon the determination of this application.

**DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND**

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies as the mitigation measures put forward by the applicant mean that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties and it is not considered that it would have an adverse impact upon the character of the surrounding area.

**OTHER MATERIAL CONSIDERATIONS**

It is considered that there are no other material considerations to be weighed in the balance with the Development Plan.

**CONCLUSIONS**

**PRINCIPLE**

The site is in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan 2011-2031 provided it accords with other policies of the Local Plan covering such issues as the change of use, visual/residential amenity, highway safety and parking.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework."

The NPPF supports the effective and efficient use of land for sites in the built up area but also advises that new development should be well integrated with and should complement neighbouring buildings and the local area in terms of scale, density, layout and access.

Para 118 (d) of the National Planning Policy Framework (NPPF) states "Planning policies and decisions should: promote and support the development of under-utilised land and buildings".

The proposal is acceptable in principle given its location in a sustainable location on a main road and within a short walk from a local shopping parade.

Since the proposal is for a temporary change use from C2 to Sui Generis HMO the proposal should be assessed against the Arun Local Plan policy H SP4, notwithstanding the applicant/agent's dispute that this is not a standard House in Multiple Occupancy application but a bespoke application for accommodation for agricultural workers. Whilst agricultural workers tend to live at or near their place of work in the countryside, the policy is an appropriate consideration as the proposal is for an HMO.

Policy H SP4 (ALP) states where applications for houses in multiple occupation are not covered by permitted development rights, they will be favourably considered where proposals contribute to the creation of sustainable, inclusive and mixed communities and meeting the detailed criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;
- c. Provide adequate areas of open space.

Although there is the potential for the use to impact on the character of this predominantly residential area by reason of increased number of residents, activities, refuse, noise & disturbance, regard should be had to the permitted fall back position. The former Royal Bay Care Home has unrestricted C2 class use and the building could, without an application, be used for a variety of residential institutional purposes, including hospitals, nursing homes, residential schools, colleges and training centres.

The main changes to the proposal from BR/138/20/PL relate to the maximum occupancy levels, the provision of internal amenity space for residents and to transport arrangements.

The proposal as amended is for temporary use of Care Home to accommodate 58 seasonal agricultural workers and 2 live in staff for 12-month period reducing so previously proposed temporary accommodation for 82 persons. The change is a temporary measure to re-accommodate workers from the South Downs Holiday Park, Bracklesham Bay, near Chichester, which is no longer available as it has been acquired by a housing developer and is to be redeveloped for housing. As such it is to help with the loss of bed spaces as a result of Covid-19 social distancing measures. The residents work at local farms businesses, including Nature's Way, Barfoots, Roundstones Nursery, and Chichester Food Park. Due to the difficulties with finding alternative accommodation, there are currently 15 workers living on-site. These are working on a local farm.

Paragraph 11.2.1 of the Local Plan (Horticulture) makes it clear that horticulture is a key employment sector in the Arun District as the commercial horticultural industry has a significant presence in the areas surrounding Angmering, Barnham and Pagham.

The accommodation will be supervised and managed to ensure neighbours are not impacted. The applicant and its sister company has experience in managing such facilities; safeguards and protocols will be put into place to ensure that the accommodation meets acceptable standards. The accommodation will be divided into "cohorts" with any central facilities operated in accordance with an agreed method statement ensuring that social distancing between each cohort is achieved.

Whilst it is noted that there are already other HMO's in this area, the management measures proposed and the nature of the proposed development as a temporary are considered to be such, that the

proposed use will not adversely affect the character of the area to the same degree that a generic HMO use may do.

Criteria (c) and (d) of policy H SP4 will be analysed elsewhere in this report.

#### DESIGN AND VISUAL AMENITY

Policy D SP1 (ALP) requires development to make efficient use of land but reflects the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Policy D DM1 (ALP) sets out a 15 point criteria against which the design of new development should accord with. Criteria 1 requires development to reflect or improve upon the character of the site and surrounding area.

Arun Design Guide Supplementary Planning Document (SPD), a material consideration in the determination of applications, was published under consultation until 21 February 2020. Part G.O1 which deals with Neighbourhood, Centres and Local Facilities stresses that the accessibility of facilities and services is fundamental to the proper functioning of a neighbourhood.

The development proposes small internal alterations, no external changes are proposed. Taking the above factors into account, the development would not visually affect the surrounding area and would accord with Policies D SP1 and D DM1(1 and 2) of the Arun Local Plan.

#### HIGHWAYS, TRAFFIC AND PARKING

Policy T SP1 (ALP) requires development to reduce the need to travel by car by identifying opportunities to improve access to public transport services whilst making provision for safe access to the highway network Policy T SP1(f) (iv) requires development to incorporate facilities for charging electric and plug-in hybrid vehicles. Policy H SP4(b) makes clear the provision of HMOs should not contribute to the generation of excessive parking demands or traffic in the area.

Para 108 of the NPPF states that in assessing specific applications for development it should be ensured that safe and suitable access to the site can be achieved for all users. Para 109 states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The Arun Parking Standards 2020 have no specific category for HMO use but at Table 3.1 shows the Expected level of Parking provision for residential development. In Zone 4 it is one parking space for a 1 bed unit with one to 3 habitable rooms.

As stated in the Design and Access Statement, the majority of workers (estimated 80%) travel to their place of work by minibus. It is estimated that there will be circa 50 vehicle movements per day (ie 25 in and 25 out). The majority depart between 6:30am and 8am in the mornings and return between 15.30 and 17.30.

Minibuses will be parked over night on-site. Workers have an allotted time for their morning minibus ride and wait for their minibus inside the building in their allocated communal areas. At the allotted time they will leave the building and get straight on the minibus in an organised fashion. There will be no waiting outside.

The applicant has demonstrated an existing vehicular parking provision of 13 car parking spaces. Given the nature of the proposed change of use, West Sussex County Highways accepts the notion that many of the residents are likely to utilise minibus transport to travel to and from work, reducing the need

for a private car. In addition to this, the applicant has stated that there is space on-site for additional ad-hoc parking if required. Given the site is in a sustainable location in walking distance of amenities and public transport links, West Sussex County Highways are satisfied that the parking provision will be sufficient for the use.

West Sussex County Highways advises the applicant to consider the inclusion of cycle parking provision. The inclusion of secure and covered cycle parking facilities will help promote the use of sustainable alternative modes of transport to the private car.

WSCC Highways does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

The development complies with policy TP1 of the Arun Local Plan and with criterion (b) of Policy H SP4 of the Local Plan.

Paragraph 12.5.5 of the Local Plan (HMO) also makes clear that 'larger households tend to generate more refuse, regardless of whether the property is occupied by a single family or in multiple occupation.'

The proposed refuse storage arrangements for this application are shown on the submitted plans. There are existing refuse storage provisions in place (for the care home) and a private waste collection service has been arranged. Given the lawful use of the site as Care Home the proposed development would unlikely generate higher levels of waste.

#### PROVISION OF OPEN SPACE

Policy HSP4, criterion c. requires provision of adequate areas of open spaces.

As a result of the reduced numbers of residents, additional internal spaces will be allocated as lounges and social areas alongside with a large lounge area with pool table/football table. This is not external open space as the policy imagines but does provide an amenity for the residents beyond that of a typical HMO. There is a small landscaped area within south-western corner of the front yard dedicated for picnic tables & chairs - these are well-screened from the residential surrounding properties.

There is an easy access to public open spaces like Marine Park Gardens and West Park within a distance of 280m and 650m respectively from the site and the sea shore approximately 300m walk away.

On the basis of the above, the development complies with Policy H SP4(c) of the Local Plan when the temporary nature of the development is considered.

#### RESIDENTIAL AMENITY INCLUDING NOISE POLLUTION:

The Arun Local Plan policy D DM1 requires the Council have regard to certain aspects when considering development including having minimal impact to users and occupiers of nearby property and land. Policy QE SP1 states: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity". Para 127 of the NPPF which states that developments should provide a high standard of residential amenity for existing and future users.

A number of local residents raise concerns over the potential for noise disturbance to nearby residential properties particularly in the early morning and during unsocial hours.

The site is surrounded by a residential properties fronting Oxford Street to the north and adjacent to the west along Nyewood Lane with a mix of retail and commercial premises, including Tesco Express, and Pro-Force's offices within the local retail centre to the east and to the south.

The applicant in the Design and Access statement states the accommodation will be supervised and managed to ensure neighbours are not impacted and stresses that Pro-Force and its sister company have a track record in managing such facilities, such as the South Downs accommodation.

Safeguards and protocols will be put into place to make sure the accommodation meets acceptable standards (ie set internally and externally by the governing bodies) whilst providing a safe and secure home to the residents during their stay. These extensive systems will also corroborate the amenity of the local community is safe and secure. One of the policies is to establish that there is an "open door" approach to anyone who might have questions or concerns to raise. To re-iterate, the established systems and safeguards will include:

- Inductions tailored to facility and local environment;
- Check In/Out inventories;
- Residents Handbook (includes facility overview, fire & emergency plans, important contact numbers, site rules, accommodation rules, induction overview etc.)
- Weekly room checks (Audit);

In respect of noise pollution, the application includes a number of measures designed to mitigate the activity levels and noise disturbance associated with the use. These include the following:

1. New team members who to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;
2. Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;
3. No use of the external amenity space between 22:00 hours and 07:00 hours;
4. Access from the main front entrance only;
5. No gathering of persons on the fire escape staircase;
6. Restriction on the times of the mini-bus pick up with the earliest arrival no earlier than 6:30 hours;
7. Mini-bus engine to be turned off during pick-up & drop-off;
8. The on-site accommodation of a Team Accommodation Manager/Warden.

Environmental Health Officers are the technical experts on pollution control including noise. They have assessed the application and have raised no objections subject to an informative. On this basis, it is considered that the proposal will be in accordance with the policies set out above.

#### SITE OF NATIONAL IMPORTANCE FOR NATURE CONSERVATION

Policy ENV DM1 (ALP) requires development to have an adverse effect on land with the designated features of any Site of Biodiversity or Geological Importance as listed in Tables 17.1 - 17.7, will not normally be permitted.

The application seeks to change a use of the existing building in the a built up area which falls in the 2km Buffer of the Bognor Reef SSSI. The site does not possess any of the designated features of the Bognor Reef SSSI and, owing to nearby preferential areas of amenity space, is unlikely to have an adverse effect on the Bognor Reef SSSI.

On the basis of the above, the development accords with policy ENV DM1 of the Arun Local Plan.

#### IMPACT ON PAGHAM HARBOUR:

This proposal seeks to convert a Care Home into temporary accommodation for 58 agricultural workers does create an increase in residents. Given the 12 month temporary nature of this permission a Pagham Harbour contribution would not be appropriate however if a further application for long term use were submitted this would need to be reviewed.

#### SUSTAINABLE DEVELOPMENT

Paragraph 7 (NPPF) makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 (NPPF) outlines the three objectives of sustainable development comprising economic, social and environmental objectives.

The economic objective requires the right type of land is available in the right places and at the right time to support growth. Whilst agricultural workers are generally sited in rural areas, however the use of former care home to accommodate workers to serve the agricultural/horticultural sector as a temporary measure to re-accommodate workers from the South Downs site, to help with the loss of bed spaces as a result of Covid-19 social distancing measures, thus helping to meet the high demand for agricultural and horticultural workers. Therefore it is considered that the development would deliver the economic objective in spite of location.

The social objective seeks to support a range of homes to meet the needs of present and future generations which support health, social and cultural well-being. Given the nature of the proposed development which is based on a temporary use of premises and the numbers of measures designated to mitigate the impact of development on neighbouring amenities, the development would deliver the social objective.

The environmental objective requires developments to make an effective use of the land. For the reasons outlined in this assessment the development would make an effective use of land in this particular circumstances.

Taking the above factors into account, the development if following suggested measures and the requirements would deliver sustainable development under the three objective (paragraph 8) and therefore would contribute to the achievement of sustainable development (paragraph 7).

#### SUMMARY

It should be noted that there is a fall back position to consider in this determination. Former Royal Bay Care Home has an unrestricted C2 class use and the building could, where no material change of use took place without an application, be used for a variety of residential institutional purposes, including hospitals, nursing homes, residential schools, colleges and training centres. Although previous occupation levels were lower (42), this proposal is for a temporary use only for a period of 12 months. The impacts will be mitigated through conditions to such an extent as to resolve potential amenity issues.

Therefore it is considered that the proposed development is in a general conformity with relevant policies of the Arun Local Plan.

It is not considered that there are any policies in the NPPF that would restrict this development proposal. Furthermore, the analysis above demonstrates that there are no significantly adverse impacts associated with the proposed change of use that would outweigh the benefits that the scheme will bring in respect of

sustainability.

Therefore it is recommended that permission be granted subject to the following conditions.

#### **HUMAN RIGHTS ACT**

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

#### **DUTY UNDER THE EQUALITIES ACT 2010**

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

#### **CIL DETAILS**

This application does not propose any increase in floor space and would therefore not be subject to Arun District Council's Community Infrastructure Levy.

#### **RECOMMENDATION**

##### **APPROVE CONDITIONALLY**

- 1 The development permitted by this planning permission is for a temporary accommodation for 58 seasonal agricultural workers and 2 live in staff for 12-month period only starting with the date of this permission.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1, QE DM1 and QE SP1 of the Arun Local Plan.

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

20200616\_273\_royal-bay\_site-location-plan-r01\_SG, Site Location Plan;  
 20200616\_273\_royal-bay\_site-block-plan-500-r01\_SG, Site Block Plan;  
 20200903\_273\_royal-bay\_proposed-ground-floor-plan-r01\_SG, Proposed Ground Floor Plan;

20200903\_273\_royal-bay\_proposed-first-floor-plan-r01\_SG, Proposed First Floor Plan;  
20200903\_273\_royal-bay\_proposed-second-floor-plan-r01\_SG, Proposed Second Floor Plan;  
Planning Statement submitted on 08/09/2020;  
Planning, Design and Access Statement - Addendum submitted on 08/09/2020;

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 of the Arun Local Plan.

- 3 When the premises cease to be occupied by seasonal agricultural workers, the use hereby permitted shall cease and the permitted use shall revert to Class C2 of the Schedule to the Town & Country Planning (Use Classes) Order 1987 or in any provision equivalent to that Class in any other Statutory Instrument revoking and re-enacting that Order).

Reason: In granting permission, the Local Planning Authority has had regard to the particular circumstances relating to the proposal and to the proposed mitigation measures proposed by Pro-Force Ltd in accordance with policy DDM1 of the Arun District Local Plan.

- 4 The development permitted by this planning permission shall only be carried out in accordance with the following noise mitigation measures:

1. New team members to sign an Accommodation Agreement which sets out rules and regulations concerning the use of accommodation;
2. Setting of a quiet time between 22:00 hours and 07:00 hours including no loud music and no gathering of residents in groups;
3. No use of the external amenity space between 22:00 hours and 07:00 hours;
4. Access from the main front entrance only;
5. No gathering of persons on the fire escape staircase;
6. Restriction on the times of the mini-bus pick up with the earliest arrival/departure no earlier than 06:30 hours;
7. Mini-bus engine to be turned off during pick-up & drop-off;
8. The on-site accommodation of a Team Accommodation Manager/Warden.

The mitigation measures shall be fully implemented prior to occupation and adhered to permanently thereafter. There shall be no deviation from these mitigation measures without approval in writing from the Local Planning Authority.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1, QE DM1 and QE SP1 of the Arun Local Plan.

- 5 No external lighting shall be installed on the site until plans showing the type of light appliance, the height and position of fitting, illumination levels and light spillage have been submitted to and approved in writing by the Local Planning Authority. The lighting approved shall be installed and shall be maintained in accordance with the approved details.

Reason: In the interests of the amenities of the area and of neighbouring residential properties in accordance with policies D DM1 and QE DM1 of the Arun Local Plan.

- 6 **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

- 7      **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.

<b>BACKGROUND PAPERS</b>
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[The documents relating to this application can be viewed on the Arun District Council website by going to https://www.arun.gov.uk/weekly-lists and entering the application reference or directly by clicking on this link.](https://www.arun.gov.uk/weekly-lists)

**BR/213/20/PL - Indicative Location Plan (Do not Scale or Copy)**  
**(All plans face north unless otherwise indicated with a north point)**



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