

**APPLICATION NUMBER: WSCC/078/19
COUNTY MATTER MINERAL**

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015**

To: Mr Nigel Moore
Zetland Group Limited
The Innovation Centre
Vienna Court
Kirkleatham Business Park
Redcar
Redcar and Cleaveland
TS10 5SH

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:

Amendment of condition no. 1 of planning permission WSCC/033/18/WC to enable the retention of security fencing, gates and cabins for a further 24 months at Wood Barn Farm, Adversane Lane, Broadford Bridge, Billingshurst, RH14 9ED

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 13 December 2019 and subject to the conditions specified hereunder:

TIME LIMITS

1. The fencing, gates and structures hereby approved shall be removed from the site, and the site restored in accordance with the restoration scheme approved under planning permission WSCC/079/19 either;
 - a) on or before the period ending 31 March 2022; or
 - b) within 3 months of the cessation of the operations and need of the site whichever occurs soonest.

Reason: To secure the proper restoration of the site following the approved period for this temporary development.

APPROVED PLANS/DOCUMENTS

2. The proposed development shall not take place other than in accordance with the approved drawings:
 - Site Location Plan – KOGL-BB-PA-YY-01;
 - Site of Application - KOGL-BB-PA-YY-02;

Date **14 July 2020** Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

CONTINUATION SHEET

- Existing Compound Fence & Cabins Layout Plan - KOG-L-BB-PA-YY-03;
- Existing Fencing Sections - KOG-L-BB-PA-YY-04;
- Existing Well Site Security Cabins Sections - KOG-L-BB-PA-YY-05;
- Existing Gates and Entrance Cabin Layout Plan - KOG-L-BB-PA-YY-06;
- Existing Entrance Gates – Sections – UKOG-BB-PA-YY-07;
- Existing Entrance Security Cabins – Layout, Plan and Sections - KOG-L-BB-PA-YY-08;

Reason: To ensure the development is carried out as proposed.

LIGHTING

3. No lighting or floodlighting shall be used on the site.

Reason: To minimise the nuisance and disturbances to the surrounding area.

INFORMATIVES

- A. In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant by:

- Providing pre-application advice;
- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
- Discussing issues of concern as early as possible, including those raised by consultees and third parties; and
- Giving them the opportunity to provide further information/changes to overcome material impacts

As a result, the Minerals Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision, please see the report by contacting County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

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 IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

- (a) 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.
- (b) If you want to appeal, then you must do so within six months of the date of this notice, using a form which you can get online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.
- (c) 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.
- (d) The Secretary of State need not consider an appeal if it seems 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.
- (e) In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by the Secretary of State.

2 Purchase Notices

- (a) If either the local planning authority or the Secretary of State refuses 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.
- (b) In these circumstances, the owner may serve a purchase notice on 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 and Country Planning Act 1990.

- 3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.