

PERMISSION WITH CONDITIONS.

COUNTY BOROUGH OF HASTINGS  
TOWN AND COUNTRY PLANNING ACTS

Plans and Application No:-- 71/649/4608.5237. plan in 5237  
Applicant:-- Combe Haven Caravan Park Ltd.  
Situation:-- Combe Haven Caravan Park.  
Description of Development:-- Use of land as caravan park for 900 caravans.

In pursuance of its powers under the Town and Country Planning Acts, and all other powers, the Council hereby permits the development described in the Plans and Application specified above, subject to the following condition(s):--


1. The development to which this Permission relates shall be begun (within the meaning of Section 67(1) of the Town and Country Planning Act 1968) not later than the expiration of five years beginning with the date on which this permission is granted.
  2. There shall be planted upon the land within one year of the date of this permission, trees and shrubs of a number, height and species, and in such positions as may be approved by the Local Planning Authority, or in the absence of any application for such approval, or in the event of any application not being approved, as may be determined by such authority, and the trees and shrubs so planted shall thereafter be properly nurtured.
  3. A width of 45 ft. shall be reserved along the eastern side of the Combe Haven River for engineering works proposed by the River Authority and no caravans shall be stationed in this reservation and within one year of the completion of these works by the River Authority the reservation shall be planted with trees and shrubs in accordance with the terms of Condition 2.
  4. The total number of caravans stationed on the land shall at no time exceed 900 and accommodation should be made available near the administrative block for up to 50 touring caravans out of the total number of 900 caravans.
- The reason(s) for the imposition of the said condition(s) is/are:--

continued over/

1. Condition No. 1 is imposed in accordance with the provisions of Section 65 of the Town and Country Planning Act 1968.
2. In the interests of visual amenity.
3. To enable the works to be carried out in the interests of visual amenity.
4. To accord with the reasons given by the applicants for re-arrangement of the site now requested.

The permission is granted subject to due compliance with the Building Regulations, Local Acts, Bye-laws and general statutory provisions in force in the area and this consent does not dispense with the necessity for obtaining all other licences or approvals.

Dated the 27th day of July, 19 71.

  
Town Clerk.

To:-- Combe Haven Caravan Park Ltd.,  
St. Leonards on Sea.

CONDITIONS (Continued)

5. The land shall only be used for the stationing of caravans between 1st March and 31st October, inclusive, in each year, and during the months of November to February, of each year no caravans shall be allowed to remain on the land.
6. The minimum distance between any two caravans shall be 20ft.
7. Except in so far as a site licence issued under the Caravan Sites and Control of Development Act, 1960, shall otherwise require car parking, roads and footpaths shall be provided and maintained for the use of the occupiers as shown in the deposited plan.
8. Each caravan shall be sited on a concrete hardstanding constructed at a level of 9ins. above the surrounding ground level.
9. The floor levels of all toilet and laundry blocks provided on the land shown edged in green on the approved plan shall be constructed at a minimum of 8in. above the Ordnance Datum.
10. The surface of the site shall be maintained in such a condition that circulation of vehicles or pedestrians is not impeded by reason of mud or otherwise.
11. Only mobile residential trailer caravans, properly constructed for drawing by a private car, are to be permitted on the site and no access to a caravan, other than a lean-to or awning shall be erected unless it forms part of the original design and can be readily dismantled and transported with the caravan.
12. An adequate space for common recreation, which space shall include the land coloured blue on the approved plan, free of caravans and buildings, shall be made available on the site within one month of the date of this permission and details of such space for recreation shall be submitted to and approved by the local planning authority before the expiry of such period and in the event of such approval not being given space for recreation shall be provided as determined by the local planning authority.
13. Musical instruments, gramophones, wireless sets and generators (properly suppressed) must not be used in an audible manner between 11 p.m. and 8 a.m. and at all times campers must conduct themselves with due regard for the comfort of others.
14. The camp shall at all times be conducted in an orderly manner to the satisfaction of the local planning authority and adequate supervision shall be maintained to ensure that the camp is kept at all times in a clean and tidy condition. The site operator shall provide sufficient staff for the good rule and government of the camp.
15. No touring caravans shall be sited on the land to the west of the Haven Road.
16. No caravans shall be sited south of the line AB on the approved plan unless and until the property 'Harley Meads', Haven Road, is in the same ownership as the caravan site.

REASONS (Continued)

5. The form of development is not suitable for occupation all the year.
- 6-7-8-10-11-12 and 14. To ensure a satisfactory standard of development.
9. The land is liable to flood.
13. In the interests of the amenities of the area.
15. To enable the Local Planning Authority to regulate and control the development.
16. In the interests of the amenities of the occupiers of 'Harley Meads', Haven Road.

1. APPLICANT'S RIGHT OF APPEAL AGAINST DECISION.

(TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT AMENDMENT ORDER 1969)

- (a) If the applicant is aggrieved by the decision of the local planning authority to refuse permission or approval for the proposed development or to grant permission or approval subject to conditions, he may appeal to the Minister of Housing and Local Government, in accordance with section 23 of the Town and Country Planning Act 1962, within six months of receipt of this notice. (Appeals must be made on a form which is obtainable from the Minister of Housing and Local Government, Whitehall, London S.W.1). The Minister 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 Minister 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 local 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. (The statutory requirements include section 6 of the Control of Office and Industrial Development Act 1965 and section 23 of the Industrial Development Act 1966).
- (b) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Common Council, or on the Council of the county borough, London borough or county district in which the land is situated, as the case may be, a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VIII of the Town and Country Planning Act 1962 (as amended by the Town and Country Planning Act 1968)
- (c) In certain circumstances, a claim may be made against the local planning authority for compensation, where permission is refused or granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in section 123 of the Town and Country Planning Act 1962.

2. COMMENCEMENT OF DEVELOPMENT.

Section 67(1) of the Town and Country Planning Act 1968 provides that development shall be taken to begin on the earliest date on which any specified operation (as defined in Section 64(3) of the Land Commission Act 1967) comprised in the development begins to be carried out.

3. COMPLETION NOTICES.

Section 68 of the Town and Country Planning Act 1968 provides that where a planning permission is subject to a condition that development to which the permission relates must be begun before the expiration of a particular period and that development has been begun within that period but the period has elapsed without the development having been completed, then, if the local planning authority are of the opinion that the development will not be completed within a reasonable period, they may serve a Completion Notice stating that the planning permission will cease to have effect at the expiration of a further specified period not being less than twelve months after the Notice takes effect.