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BOROUGH PLANNING & ENVIRONMENTAL SERVICES DEPARTMENT
J Redwood BSc MSc DipTP MRTPI
Borough Planning & Environmental Services Officer

Town Hall, The Boulevard, Crawley, West Sussex, RH10 1UZ.
Tel: Crawley (01293) 438000/528744. Fax: Crawley 511803. DX: 57139 Crawley

Reference No. CR/99/0437/FUL

Reigate & Redhill Mtg Rm Trust
c/o A.D.Partnership,
52 Vicarage Lane,
Horley,
Surrey.
RH6 8BA

TOWN & COUNTRY PLANNING ACT 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER, 1995

In pursuance of their powers under the above-mentioned Act and Order, the Council hereby notify you that they **GRANT PERMISSION**, subject to any conditions set out on attached sheet(s), for the development submitted in accordance with your application under reference CR/99/0437/FUL received on 4th August 1999 regarding land situated at:

MANOR LODGE, POVEY CROSS ROAD, HORLEY, SURREY
for ERECTION OF MEETING HALL FOR PUBLIC RELIGIOUS WORSHIP

A copy of the application form and plans are attached for your retention.

Date: 4th October 1999

Signature:  ..
Borough Planning & Environmental Services Officer.

IT IS IMPORTANT THAT YOU READ THE NOTES THAT ACCOMPANY YOUR DECISION NOTICE

1. Approvals subject to conditions, or refusals of applications for planning permission under the Town and Country Planning Act, 1990 and the Town and Country Planning General Permitted Development Order, 1995.

(1) If the Applicant is aggrieved by the decision of the district planning authority to refuse permission or to grant permission or approval subject to conditions, an appeal may be lodged with the Secretary of State, Department of the Environment in accordance with Section 78 of the Town and Country Planning Act, 1990, within six months of the date of this notice or 28 days if the appeal relates to a tree subject to a Tree Preservation Order. (Appeals must be made on a form which is obtainable from the Department of the Environment, Tollgate House, Houlton Street, Bristol BS2 9DJ), or in the case of Tree Preservation Appeals - Government Office For The South East, Bridge House, 1 Walnut Tree Close, Guildford GU1 4GA. The Secretary of State has discretionary 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 to 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 for the statutory requirements, to the provisions of the development order, and to any directions given under the order. (The statutory requirements are those set out in Section 78 (6) of the Town and Country Planning Act, 1990), namely Sections 70 and 72 of the Act. Please note that the Secretary of State does not in practice refuse to entertain appeals solely because the decision of the district planning authority was based on a direction by him.

(2) If permission to develop land is refused, or granted subject to the conditions, whether by the district planning authority or by the Secretary of State, Department of the Environment, 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 Crawley Borough Council a purchase notice requiring that Council purchase his interest in the land in accordance with the provisions of Part VI 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 the conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 114 of the Town and Country Planning Act, 1990.

(4) Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent which may be required under the Public Health Acts and Building Regulations.

2. Application for Listed Building Consent under the Planning (Listed Buildings and Conservation Areas) Regulations, 1990.

(i) If aggrieved by the decision of the district planning authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he may, by notice served within six months of the date of this notice, appeal to the Secretary of State for the Environment in accordance with Section 20 of The Planning (Listed Buildings and Conservation Areas) Act, 1990. The Secretary of State has discretionary power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the district planning authority in regard to the proposed works are in progress.

(ii) If listed building consent is refused, or granted subject to conditions, whether by the local planning authority or by the Secretary of State for the Environment, 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 works which have been or would be permitted, he may serve on the Local Planning Authority a listed building purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Section 32 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

(iii) In certain circumstances, a claim may be made against the district planning authority for compensation, where permission is refused, or granted subject to the conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which compensation is payable are set out in Section 27 of the Planning (Listed Buildings and Conservation Areas) Act, 1990.

3. Applications for Express Consent under the Town and Country Planning Act, 1990 and the Town and Country Planning (Control of Advertisements) Regulations, 1992.

(i) If the Applicant is aggrieved by the decision of the Local Planning Authority to refuse consent for the display of an advertisement or to grant consent subject to conditions, he may, by notice served within the period of 8 weeks of the date of this notice, or such longer period as the Secretary of State may agree, appeal to the Secretary of State, Department of the Environment in accordance with the provisions of Regulation 15 of the Town and Country Planning (Control of Advertisements) Regulations, 1992.

(ii) The Secretary of State is not, however, required to entertain such an appeal if it appears to him that consent for such display 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 all provisions of the Regulations aforesaid.

CONDITION(S) FOR APPLICATION NUMBER CR/99/0437/FUL

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 & Country Planning Act 1990.

2. 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, which shall include indications 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.

3. 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 five 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.

4. Except where required for approved (vehicular) access purposes, the existing means of enclosure on the frontage / boundary shall be retained.

REASON: In the interests of amenity.

5. No development shall take place until details of screen walls and/or fences have been submitted to and approved by the Local Planning Authority and no dwellings/buildings shall be occupied until such screen walls and/or fences associated with them have been erected.

REASON: In the interests of amenity.

6. The building(s) shall not be occupied until the parking spaces / turning facilities / and garages shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking / turning / and garaging of vehicles.

REASON: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

INFORMATIVE(S) :-

1. The permission hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a licence must be obtained from the Highway Authority (Surrey County Council) before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway.

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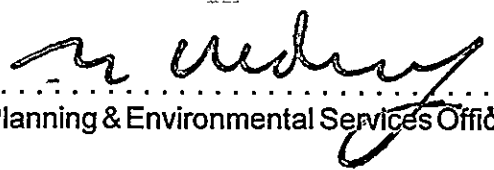
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Date: 4th October 1999

Signature:

A handwritten signature in black ink, appearing to read 'M. A. ...', written over a dotted line.

Borough Planning & Environmental Services Officer.

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