

Isle of Wight Council

The Town and Country Planning Act 1990 The Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application reference number:	P/00902/18
	Parish: Totland
Applicant: Aria Resorts 11 Bingham Place London W1U 5AY	Agent: Mr D Long BCM (IOW) LLP Willow Barn Long Lane Newport, Isle of Wight PO30 2NW

Description: Proposed amenity building; 3x holiday lodges; parking

Location: Island View Chalets, Fort Warden Road, Totland Bay, Isle Of Wight, PO390DA

The Isle of Wight Council hereby give notice of the decision made on 08/10/2018 for planning permission for the development described above and in accordance with the application, plans and any other associated information submitted.

Conditions

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

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

- 2 The development hereby permitted shall only be carried out in complete accordance with the details shown on the submitted plans, numbered:

- TCP/S/01
- 5362-R-001 Rev E
- 5365-009
- 5366-020 Rev B
- 5365-001

Reason: For the avoidance of doubt and to ensure the satisfactory implementation of the development in accordance with the aims of policy DM2 Design Quality for New Development of the Island Plan Core Strategy.

- 3 The development hereby approved shall be carried out in accordance with the details outlined within the submitted Arboricultural Implications Assessment and Arboricultural Method Statement by M Jones Arborist Consultancy IW Ltd dated July 2018.

Reason: To prevent damage to trees during construction and to ensure the existing trees to be retained are adequately protected throughout the development of the site in accordance with the aims of policy DM2 (Design Quality for New Development) and DM12 (Landscape, Seascape, Biodiversity and Geodiversity) of the Island Plan Core Strategy.

Important

Statement of Proactive Working

In accordance with paragraph 38 of the NPPF, the Isle of Wight Council takes a positive approach to development proposals focused on solutions to secure sustainable developments that improve the economic, social and environmental conditions of the area. Where development proposals are considered to be sustainable, the Council aims to work proactively with applicants in the following way:

- The IWC offers a pre-application advice service
- Updates applicants/agents of any issues that may arise in the processing of their application and, where there is not a principle objection to the proposed development, suggest solutions where possible

In this instance, the application was considered to be acceptable as submitted and therefore no further discussions were required.

Informatives

You are advised to notify the Local Planning Authority prior to implementation of this consent in order that normal checks may be carried out by the Enforcement Officer.

Attention is drawn to the attached notes

- (a) **This notice only relates to the decision of the Council under the Town & Country Planning Acts and does not relate to any application which may be required under the Building Regulations or any other Act, Regulation, Byelaw or Order.**
- (b) **Attention is drawn to the provisions of Section 32 of the Isle of Wight Act 1980 which requires adequate provision for access for the fire brigade to premises which are the subject of this approval and to adjoining property.**
- (c) You are hereby advised of the need to make an application to Island Roads, St Christopher House, 42 Daish Way, Newport, Isle of Wight, PO30 5XJ, on (01983) 828500 before making any excavation in the footway or verge, in connection with any planning approval.
- (d) You are hereby advised of the need to make a formal application to Island Roads, St Christopher House, 42 Daish Way, Newport, Isle of Wight, PO30 5XJ, in accordance with the Town Improvement Clause Act 1987 Sections 64 & 65 and the Public Health Act 1925 Section 17 before addressing and erecting a property name / number or street name in connection with any planning approval.
- (e) Please note that the development hereby permitted must be carried out strictly in accordance with the plans attached, and any variation from the approved plans must be agreed with Local Planning Authority before the works are undertaken.



Date: 08/10/2018

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**Authorised on behalf of
Isle of Wight Council
Council Offices
Fairlee Road
Newport
Isle of Wight
PO30 2QS**