Adur District Council

Planning, Regeneration and Wellbeing

Miss Helen Bruce-Radcliffe
The Seaman Partnership Ltd
2 Martins Barn
Birdham Road
Chichester
West Sussex
PO20 7BX

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0227/14

Details of Development
APPLICATION FOR A MINOR MATERIAL AMENDMENT TO PLANNING PERMISSION AWDM/1242/12 TO AMEND PARKING, ACCESS AND REFUSE STORAGE, INCLUDING PROVISION OF CAR PORTS TO PLOTS 16 AND 23 (RETROSPECTIVE)

Location of Development
LAND NORTH OF THE GLOBE PRIMARY SCHOOL IRENE AVENUE LANCING WEST SUSSEX

In pursuance of their powers under the above-mentioned Act and Order the Council hereby notify you that they PERMIT the above development, in accordance with the application and relevant correspondence registered on 21st February 2014.

This is for reasons stated on the schedule overleaf and subject to compliance with the conditions specified thereon.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
10/02/2015

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SCHEDULE

Conditions

01. The boundary treatment shall be completed in accordance with the approved details before the buildings are occupied and thereafter retained.

    Reason: *In the interests of visual amenity having regard to saved policy AH2 of the Adur District Local Plan.*

02. The hedgerow shown on plan 438 AO.03 F as being retained shall be retained and if the hedge or any part thereof is removed without consent or dies or is severely damaged or become seriously diseased during that period shall be replaced in the following planting season with a hedge of such size and species as may be agreed with the Local Planning Authority.

    Reason: *In the interests of amenity and the environment of the development and to comply with saved policy AB27 of the Adur District Local Plan.*

03. The approved provision for mitigating and enhancing badger foraging routes across the site shall be retained and maintained in accordance with the approved details.

    Reason: *To safeguard protected species as required by the National Planning Policy Framework.*

04. Facilities for the storage of waste and recyclable material shall be provided prior to first occupation of the dwellings in accordance with the approved details and shall thereafter be retained.

    Reason: *In the interests of amenity and the environment having regard to saved policy AG1 of the Adur District Local Plan.*

05. None of the dwellings hereby approved shall be occupied until the vehicular accesses from the site to the public highway have been designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with the approved plans. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

    Reason: *In the interests of highway safety having regard to Manual for Streets.*

06. No dwelling shall be occupied until car parking and covered cycle spaces have been provided, for those dwellings for which those facilities are to be provided, in accordance with the approved details. Those areas shall thereafter be retained for these purposes.

    Reason: *In the interests of amenity and highway safety.*

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07. No part of the development shall be first occupied until the roads, footways, and casual parking areas serving the development have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: *To secure satisfactory standards of access for the proposed development.*

08. No building hereby permitted shall be occupied until the surface water drainage works have been implemented in accordance with the approved details.

Reason: *To ensure adequate provision of surface water drainage infrastructure to serve the development and to avoid the risk of localised flooding in compliance with saved policy AG3 of the Adur District Local Plan and the Technical Guidance to the National Planning Policy Framework.*

09. None of the dwellings hereby permitted shall be occupied until works to facilitate the disposal of sewage from the site have been provided, in accordance with the approved details.

Reason: *To ensure adequate provision of foul water drainage infrastructure to serve the development in compliance with saved policy AG3 of the Adur District Local Plan.*

10. This permission relates to the following approved plans:-

TSP438/AO.03 F (Proposed External Works) received 21 February 2014 (but excluding "new bank")
TSP438/AO.04 B (Proposed Car Port - Wheelchair Accessible Units) received 21 February 2014
TSP438/AO.05 (Proposed Bin Store) received 21 February 2014
LLD489/03 (Plot No.23 'No Dig' Footpath Construction Detail) received 29 May 2014

Reason: *For the avoidance of doubt and in the interests of proper planning.*

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.