Adur District Council

Development Management

Mr Ben Harvey
Liam Russell Architects Ltd
24 Windlesham Road
Brighton
East Sussex
BN1 3AG

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1212/15

Details of Development
PROPOSED DEMOLITION OF EXISTING BUILDING AND REPLACEMENT WITH NEW TWO-STOREY BUILDING ACCOMMODATING RUGBY CLUB CHANGING FACILITIES, BAR AND KITCHEN AREA WITH TERRACE, CAFE AND PUBLIC TOILETS.

Location of Development
BUCKINGHAM PARK UPPER SHOREHAM ROAD SHOREHAM-BY-SEA 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 19th August 2015.

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

G Peck

Gary Peck
Planning Services Manager
06/10/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
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SCHEDULE

Conditions

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

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

02. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. No works or development shall take place until full details of all hard and soft landscaping works (including for the installation and maintenance of the green roof) and the proposed times of planting have been approved in writing by the Local Planning Authority, and all soft landscape works shall be carried out in accordance with those details and at those times. Any plants which within a period of five years from the time of planting 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 visual amenity and the environment and to comply with saved policies AB26-27 of the Adur District Local Plan.*

04. The existing trees shown on the approved plan as being retained shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and they shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees or parts thereof which are shown on the approved plan as being retained, which are removed without consent, or die, or are severely damaged, or become seriously diseased during that period, shall be replaced in the following planting season with trees/bushes/hedges of such size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with saved policies AB25-27 of the Adur District Local Plan.*

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period. The Statement shall provide for:-

(i) the parking and access of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities;
(vi) measures to control the emission of dust and dirt during demolition and construction;
(vii) a scheme for recycling/disposing of waste resulting from demolition and construction works; and
(viii) control over the hours of working, to be limited to 8am - 6pm Monday -Friday and 8.30am - 1pm on Saturdays, with no working on Sundays and Public Holidays.

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

06. All deliveries to the clubhouse and cafe shall be from the access road on the western side of Buckingham Park only. No delivery vehicles shall park on Upper Shoreham Road when unloading.

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

07. The premises shall be used as a clubhouse and changing facility (within Use Class D2) and as a café (within Use Class A3) and for no other purpose, including any other purpose in Class D2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification, except for those uses agreed in association with Condition 8.

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

08. Notwithstanding the limitations on use as set out within Condition 7 of this permission, prior to first use of the building a Management Plan shall be submitted setting out proposals for community-related uses of the building when it is not being used for its primary purpose as a clubhouse and changing facility. The building shall thereafter be used in accordance with the approved Plan.

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

09. The building shall not be open for trade or business other than between the hours of 7am and 11pm on any day, and all activity associated with the use of the building shall cease at the premises within half an hour of this closing time.

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

10. Within 3 months of occupation of the development, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority which encourages the use by staff and visitors to the development by alternative modes of transport to the motor car and reduces its harmful impacts. The approved Travel Plan shall thereafter be implemented in full accordance with a timetable to be approved as part of the Plan. The Travel Plan shall

thereafter be monitored annually and the findings submitted to the Local Planning Authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development in accordance with the National Planning Policy Framework.*

11. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Drawing No. 1111-PA-010 Rev A Title: Proposed Ground Floor Plan
Date received 25 September 2015
Drawing No. 1111-PA-011 Rev A Title: Proposed First Floor Plan
Date received 25 September 2015
Drawing No. 1111-PA-012 Rev A Title: Proposed Location & Block/Roof Plan
Date received 25 September 2015
Drawing No. 1111-PA-013 Rev A Title: Proposed North, East, South & West Elevations
Date received 25 September 2015
Drawing No. 1111-PA-014 Rev A Title: Proposed Site Sections A-A & B-B
Date received 25 September 2015
Drawing No. 1111-PA-015 Rev A Title: Proposed Site Sections C-C & D-D
Date received 25 September 2015
Drawing No. 1111-PA-016 Rev A Title: Proposed Visualisations
Date received 25 September 2015
Drawing No. 1111-PA-017 Rev A Title: Proposed Visualisations
Date received 25 September 2015

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.

02. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk