Adur District Council

Planning, Regeneration and Wellbeing

Miller Bourne Architects
332 Kingsway
Hove
East Sussex
BN3 4QW

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0207/12

Details of Development
SMALL TIMBER SPORTS PAVILION, SAFE ACCESS ROAD, POLYCARBONATE COVER/ENCLOSURE FOR EXISTING EXTERNAL SWMMING POOL, AND COVERED PLAY SPACE WITH ARTIFICIAL GRASS

Location of Development
SHOREHAM COLLEGE ST JULIANS LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6YW

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 23rd February 2012.

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
19/04/2012

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development is located within the built-up area and would provide improved education facilities and access arrangements without detracting from the character or appearance of the Conservation Area, or adversely affecting the setting of the Listed Building. The proposals can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. They would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AB3, AB4, AB11, ACS1) and the National Planning Policy Framework

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. This permission relates to the following approved plans:

AD-01A (Location Plan) received 14 March 2012
AD-02B (Site Plan) received 14 March 2012
AD-03A (Sports Pavilion) received 23 February 2012
AD-04B (New Safe Access Road) received 14 March 2012
AD-05A (Pool Enclosure) received 23 February 2012
AD-06A (Covered Area) received 23 February 2012
AD-07 (Pool Enclosure Elevations) received 23 February 2012
AD-08A (Contextual Elevations) received 14 March 2012

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

03. The Developer shall arrange for an archaeological organisation or appropriately qualified archaeologists to observe the excavations and record archaeological evidence that may be uncovered as a result of the development in accordance with a written scheme of investigation and timetable which shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.

Reason: *In order to ensure that archaeological features and artefacts revealed during development works will be adequately recorded having regard to the National Planning Policy Framework.*

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04. 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 roofs of the proposed buildings, and the surfacing materials for the proposed road and parking spaces, 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 protect the setting of the listed building in accordance with saved policy AB11 of the Adur District Local Plan and the National Planning Policy Framework.*

05. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. 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 completion of the development and any trees or plants which within a period of 5 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 visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

Informatives / Notes to Applicant

01. Precautionary land contamination

If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.