Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0826/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT PROCEDURE ORDER 1995

Mr Michael Terry
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11 Goring Road
Worthing
West Sussex BN12 4AP

PROPOSAL: Demolition of four single storey mobile hut college buildings, garage and greenhouse (approximately 370m2), and construction of a single storey building of 516m2 Links College teaching facility for out of school learning for 40-60 challenging pupils for use by WSCC, with associated external hard and soft landscaping works including south facing external social space, play area, water tank storage area and signage.

LOCATION : Northbrook College of Further Education Broadwater Road Worthing

DATE REGISTERED 11th October 2010

APPLICANT : Mr Jon Rollings

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in the approved plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission.

   Drawing Nos. 001, 003, 011 rev c, 020 rev c, 021 rev B, 030 rev A, 040 rev c, 041 rev A, SK01 rev B, LLD311 200, LLD 311 202 and LLD 311.

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

Dated : 1st December 2010

[redacted]
Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. No development shall take place until details of walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

   Reason: In the interests of amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

4. The building hereby approved shall not be occupied until the cycle store has been erected in accordance with details to be agreed in writing with the Local Planning Authority.

   Reason: To ensure that convenient cycle storage provision is available for students when the educational building is operational.

5. Within 3 months of occupation of the building a Travel Plan shall be implemented in accordance with details to 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. The approved Travel Plan shall thereafter be implemented fully in accordance with the agreed measures.

   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 PPS1 and PPG13.

6. The building hereby approved shall not be occupied unless and until the scheme of hard and soft landscaping, as submitted and agreed, has been fully implemented. 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 building 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. All hard landscaping shall be provided prior to the occupation of the development hereby permitted.

   Reason: In the interests of visual amenity and the environment and to comply with saved Policy BE1of the Worthing Local Plan.

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7. No development, including site works of any description, shall take place on the site unless and until all the existing trees to be retained on the site have been protected in accordance with an arboricultural method statement and tree protection plan (to include protection measures during and after construction and any construction exclusion zones) in accordance with BS5837:2005 which shall have been submitted to and approved in writing by the local planning authority and shall include any proposal for pruning or other preventative works. Within the areas so protected the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant, machinery or surplus soil shall be placed or stored thereon or bonfires take place without he prior written approval of the Local Planning Authority. If any excavations are required in the fenced off areas they shall be undertaken and backfilled only by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

   Reason: To protect the trees from damage and to comply with saved Policy BE1of the Worthing Local Plan.

8. No development, demolition or alterations to buildings shall take place until a thorough survey and examination of the affected buildings have been carried out and a report indicating how suitable provision will be made for protected species and their habitats has been submitted to and approved by the Local Planning Authority in writing and such provision shall be made before development commences and thereafter be retained and maintained in accordance with the approved details.

   Reason: To safeguard the ecology of the area, and in the interests of protected species as listed under the Wildlife and Countryside Act 1981 (as amended) to ensure that a habitat remains for them during and after development.

9. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls and roof and details of doors and windows for the building have been submitted to and approved in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity and to comply with saved Policy BE1 of the Worthing Local Plan.

10. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: In the interests of amenity and to comply with saved Policy RES7 of the Worthing Local Plan.

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11. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or on Bank or Public Holidays. On all other days such work shall only be implemented between the hours of 8.00 a.m. and 6.00 p.m. Mondays to Fridays and 8.00 a.m. to 12.00 on Saturdays.

    Reason: To safeguard the amenities of the occupiers of neighbouring properties having regard to saved Policy RES7 of the Worthing Local Plan.

12. The condenser unit shall only be installed in accordance with the details and the noise emissions from the unit as specified and agreed in writing with the Local Planning Authority. The unit shall thereafter be maintained within these noise emission levels for the duration of its use.

    Reason: To protect the residential and educational amenities of the area.

13. The outside play area shall not be used until details of the boundary walls and fences, including sound protection measures, have been carried out in accordance with details to be submitted and agreed in writing with the Local Planning Authority.

    Reason: To protect the residential and teaching amenities for the occupiers of such buildings close to the site.

14. The outdoor area hereby approved shall only be used between the hours of 0830 - 1630 on Mondays to Fridays and at no other times.

    Reason: To protect the residential amenities of the area.

15. Unless otherwise agreed in writing by the Local Planning Authority the development hereby permitted shall not be occupied unless and until a BREEAM Design State Certificate and a Building Research Establishment issued Post Construction Review Certificate, confirming that the development has achieved a BREEAM rating of 50% in energy and water sections of the relevant BREEAM assessment within overall 'Very Good', has been submitted to and approved in writing by the Local Planning Authority.

    Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials having regard to Planning and Climate Change: Supplement to PPS1'.

16. The development hereby permitted shall not be commenced unless and until details of the proposed foul and surface water drainage and means of disposal have been submitted to and approved by the Local Planning Authority. The building shall not be occupied until all drainage works have been carried out and completed in accordance with such details as approved by the Local Planning Authority.

    Reason: To ensure that the proposed development is adequate drained.

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17. 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.

    Reason: In the interests of environmental protection and public safety and to comply with 'Planning and Pollution Control: PPS23'.

18. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

    1. A preliminary risk assessment which has identified:

        - all previous uses
        - potential contaminants associated with those uses
        - a conceptual model of the site indicating sources, pathways and receptors
        - potentially unacceptable risks arising from contamination at the site

    2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

    3. The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

    4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

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5. Prior to [commencement of development]/[occupation of any part of the permitted development], a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a "long-term monitoring and maintenance plan") for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan and for the reporting of this to the local planning authority.

Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that any ground contamination is properly remediated in the interests of amenity and the environment.

INFORMATIVES

1. The College has explained the need for this facility. It would be a considerable improvement to the existing facility in Richmond Road. At the same time, it would provide an environmental improvement with a further contemporary design on this prominent gateway site to the town centre. Residents should be protected from any associated noise emanating from the proposal, particularly the outside play area, and this can be safeguarded by condition. The County Council is satisfied that there would be no significant intensification of the use of the site but recommends that a Travel Plan be implemented. As such the proposal accords with saved Worthing Local Plan Policies RES7, RES12, BE1, TR9 and SC1 and Submission Core Strategy Policies 2, 3, 11, 12, 13, 15, 16, 17, 18 and 19, South East Plan Policies CC1, CC4, T4, T5, NRM10, NRM11, W2, M1, S3 and S4 and Planning Policy Guidance in the form of PPS1 : Delivering Sustainable Development, PPS1 Supplement : Planning and Climate Change, PPS4 : Planning for Sustainable Economic Growth, PPS12 : Local Spatial Planning, PPG13 : Transport, PPS22 : Renewable Energy, PPS23 : Planning and Pollution Control and PPG24 : Planning and Noise.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.