Adur District Council

Development Management

Ms Melissa Hitchcock
Burns Guthrie and Partners
3A Hawkwell Barn
Hawkwell Business Centre
Maidstone Road
Pembury
Kent
TN2 4AG

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1788/15

Details of Development
ERECTION OF NEW MULTI-PURPOSE EXAM HALL AND ANCILLARY FACILITIES TO SOUTH-WEST OF MAIN SCHOOL BUILDING.

Location of Development
SHOREHAM ACADEMY 76 KINGSTON LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6YT

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 18th December 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
29/02/2016

Adur District Council
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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 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. The existing trees/bushes/hedges 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 shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees/bushes/hedges 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.*

04. No works or development shall take place until full details of all hard and soft landscaping works 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 policy AB26-27 of the Adur District Local Plan.*

05. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,

- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

06. No construction work to implement the development hereby approved shall take place other than between the hours of 8.00 am and 6.00 pm on Mondays to Fridays and 8.30 am and 1.00 pm on Saturdays with no working on Sundays or Public Holidays.

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

07. The hall hereby approved shall not be used other than between the hours of 7.30am - 10pm Monday to Friday, 8am - 9pm on Saturdays and 9am - 6pm on Sundays

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

08. All windows and doors shall be closed when amplified music is played in the building.

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

09. The hard surfaces shown on the approved drawings shall be constructed and thereafter retained using only permeable materials and/or a permeable construction or alternatively provision shall be made and thereafter retained to direct surface run-off from the hard surfaces to a permeable or porous area or surface within the curtilage of the site.

Reason: *To reduce the risk of localised flooding and in the interests of sustainability having regard to the National Planning Policy Framework.*

10. Vehicular access from Stoney Lane to the hall hereby approved shall be limited to emergency and service vehicles only. There shall be no pedestrian access to the hall hereby approved from Stoney Lane.

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

11. The external lighting hereby approved shall be switched off when the building is not in use.

Reason: *In the interests of amenity and to comply with saved policy AP9 of the Adur District Local Plan.*

12. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

Reason: *To reduce the risk of flooding and to ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework.*

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

Drawing No's: 2925/032 Rev A, 2925/033 Rev A, 2925/035 Rev A, 2925/036 - received 1 February 2016
Drawing No's: 2925/034, 2925/038 - received 18 December 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.