Worthing Borough Council

Planning, Regeneration and Wellbeing

Mr K Fuller
Fullers Builders Limited
30 Meadowview Road
Sompting
West Sussex
BN15 0HX

PLANNING PERMISSION

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

APPLICATION NUMBER: WB/11/0220/FULL

Details of Development
Proposed drop kerbs and parking for 5 cars in front of unit.

Location of Development
Unit 4 Dominion House Easting Close Worthing West Sussex BN14 8HQ

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 April 2011.

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

[redacted]

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
19/08/2011

Contd: ....

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SCHEDULE

Reasons for Granting Permission

01. Subject to compliance with conditions the proposed development can take place without detracting from the existing local urban environment, highway safety or neighbouring amenity and without harm to the Teville Stream environment. It would consequently not conflict with the relevant saved Policies RES7, RES9, H18 and TR9 of the Worthing Local Plan, Policies 15 and 16 of the Core Strategy and the South East Plan Policies CC1, CC6, BE1 and T4.

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

Drawing No:	Title: existing layout	Date received: 21.4.11
Drawing No:	Title: proposed plans, drop kerbs and parking	
Date received: 21.4.11		
Drawing No:	Title: 1:1250 Location Plan	Date Received: 21.4.11

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

03. Prior to any works commencing on site details of an alternative permeable surface treatment for the proposed car parking area shall be submitted in writing to the Local Planning Authority for approval. Only those details which are approved shall be installed and thereafter maintained.

Reason: *To ensure the proposed development is satisfactorily drained having regard to Core Strategy Policy 15.*

04. The development hereby permitted shall not commence unless and until details of the proposed surface water drainage and means of disposal have been submitted to and approved in writing by the Local Planning Authority. The drainage works shall be carried out and completed in accordance with the approved details only prior to first use of the extended car parking area and thereafter retained.

Reason: *To ensure that the proposed development is satisfactorily drained within the site and having regard to Core Strategy Policy 15.*

Contd. ....

05. 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: *The site has the potential to contain contaminated material and suitable precautions are required in the interest of health and safety in accordance with saved Worthing Local Plan Policy RES7.*

Informatives / Notes to Applicant

01. The Teville Stream is a main river under the jurisdiction of the Environment Agency. Under Section 109 of the Water Resources Act 1991 and/or Byelaws any works whatsoever in, over, under the channel of this watercourse, or on its banks within 8 metres from the top of the channel, would require the prior consent of the Environment Agency. This includes the proposed gulley and any associated headwall or outfall into the watercourse.

02. This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils Contaminated Land Inspection Strategy as having the potential to be contaminated. During development of land potentially affected by contamination, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site.

03. Prior to works commencing the applicant must contact the West Sussex County Council Local Engineer to discuss the works which must then be carried out under licence. Contact No: 01243 642105.