Adur District Council

Development Management

Mr Euan Clark
Folkes Architects
The Old Forge
6 Church Street
Storrington
RH20 4LA

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0376/18

In pursuance of their powers under the above-mentioned Act and Order for the reason stated hereunder the Council hereby notify their APPROVAL of the following application comprising:

Details of Development
APPLICATION FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPLICATION AWDM/1128/14 FOR APPEARANCE AND LANDSCAPING THROUGH THE SUBMISSION OF DETAILED PLANS AND ELEVATIONS FOR 6 NO. 3 BEDROOM DWELLINGS AND A DETAILED SOFT AND HARD LANDSCAPING SCHEME AND DRAINAGE DETAILS

Location of Development
LANCING MANOR FILLING STATION OLD SHOREHAM ROAD LANCING WEST SUSSEX BN15 0QS

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No. subject to compliance with the additional conditions specified hereunder.

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
07/09/2018

SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
DRAINAGE MAINTENANCE DOCUMENT	Ref: 6947/2.3/B	19.03.2018
FOUL SEWERAGE DESIGN	Drainage Calcs 23.10.17	19.03.2018
STORM SEWER DESIGN	Drainage Calcs 07.03.17	19.03.2018
GEOTECH/GRD CONTAMINATION RISK ASSESSMENT	Ref: R17-12318	19.03.2018
PLANT SCHEDULE & SPECIFICATION	Rev 00	19.03.2018
EXISTING TREE SCHEDULE	Rev 01	19.03.2018
PLANTING AREAS 09 AND 11		19.03.2018
LOCATION PLAN	Drg 2.08	19.03.2018
TREE PROTECTION DRAWING	RCo228/01 Rev 02	19.03.2018
SOFT LANDSCAPE LAYOUT	RCo228/02 Rev 01	19.03.2018
DETAILED PLANTING PLAN	RCo228/03 Rev 00	19.03.2018
EXTERNAL WORKS CONSTRUCTION	Drg 6947/1041	19.03.2018
MAIN DRAINAGE CONSTRUCTION	Drg 6947/1051	19.03.2018
PRIVATE DRAINAGE CONSTRUCTION	Drg 6947/1071	19.03.2018
EXTERNAL WORKS & LEVELS PLAN	Drg 6947/1081	19.03.2018
EXTERNAL WORKS - BOUNDARY TREATMENT	Drg 2.04 Rev A	19.03.2018
PROPOSED SITE SECTIONS	Drg 2.05 Rev A	19.03.2018
CONSTRUCTION MANAGEMENT PLAN	Drg 2.07 Rev A	19.03.2018
PROPOSED FLOOR PLANS	Drg 2.02 Rev B	03.08.2018
EXTERNAL WORKS - STRUCTURES	Drg 2.06 Rev B	03.08.2018

Reference/Drawing Number	Version	Date Rec
PROPOSED SITE PLAN	Drg 2.01 Rev D	29.08.2018
PROPOSED ELEVATIONS	Drg 2.03 Rev C	29.08.2018
DRAINAGE PLAN	Drg 6947/1061 Rev C	15.05.2018
VENTILATION DETAILS (PLOTS1-3)	Drg CAS 12139_01	04.04.2018
VENTILATION DETAILS (PLOTS 4-6)	Drg CAS 12139_02	04.04.2018
VENT AXIA PRODUCT DATA		04.04.2018
FOUL SEWERAGE DESIGN	Drainage Calcs 15.05.18	15.05.2018
REPORT ON SUPPLEMENTARY GRND INVESTIGATION / REMEDIATION STRATEGY	R18-12916	11.06.2018
GAS MEMBRANE SPECIFICATION		29.06.2018
GRND CONTAMINATION RISK ASSESSMENT REPORT	R17-12318	13.07.2018

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.

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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

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However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).