Worthing
BOROUGH COUNCIL

**Portland House**
**Richmond Road**
**Worthing BN11 1LF**

APPLICATION NO. WB/10/1008/FULL

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

Beecham Moore Partnership
19 The Studio
Old Patcham Mews
Brighton
East Sussex
BN1 8YW

PROPOSAL: Application for a new planning permission to replace extant planning permission WB/07/1161/FULL for demolition of existing builders workshop, stores and office and construction of new workshop/store with first floor offices over.

LOCATION : 60 Station Road Worthing

DATE REGISTERED 10th November 2010

APPLICANT : Mr P Beck

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 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.

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[redacted]

Dated : 4th April 2011

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 carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing Nos. 2117:01A, 2117:04B and 2117:05B.

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

3. The development hereby permitted shall not commence unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be completed fully in accordance with the agreed materials.

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

4. The vehicular access into the proposed building shall not exceed 3 metres in width and shall be laid out to provide visibility splays on each side of the access in accordance with the details shown on the approved plan 2117:04B. These splays shall be 1 metre by 1 metre on each side of the proposed access based on the existing highway boundary. No other work shall be carried out until the above splay areas have been provided. Thereafter the said splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining highway.

   Reason: In the interests of highway safety.

5. No development shall take place, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority. Thereafter the approved Statement shall be implemented and adhered to throughout the entirety of construction period. The Statement shall provide for:-

   (i) the parking of vehicles of site operatives and visitors;
   (ii) loading and unloading of plant and materials (including details of any temporary traffic management measures);
   (iii) storage of plant and materials used in construction of the development;
   (v) wheel washing facilities;
   (vi) measures to control the emission of dust and dirt during construction.

   Reason: In the interests of highway safety and amenity.

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6. 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. inclusive.

   Reason: To safeguard the amenities of the occupiers of neighbouring properties.

7. 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 (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 the contamination of 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.

   Any changes to these components require the express consent of the Local Planning Authority. The scheme shall be implemented as approved.

   Reason: To ensure the protection of controlled waters for potential sources of contamination relating to the historic and recent site uses and to ensure the development complies with the principles of PPS23: 'Planning and Pollution Control'.

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8. Prior to the 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.

   Reason: To ensure that any necessary remediation is satisfactorily completed and to ensure the development complies with the principles of PPS23: 'Planning and Pollution Control'.

9. If, during development, contamination 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 the developer has submitted, and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

   Reason: To ensure that any contamination identified during the demolition or construction works is fully characterised and assessed and to ensure that the development complies with the principles of PPS23 'Planning and Pollution Control'.

10. No infiltration of surface water drainage into the ground is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

    Reason: To ensure that controlled waters are protected from infiltration of potentially polluted surface water run-off or mobilisation of contamination and to ensure the development complies with the principles of PPS23: 'Planning and Pollution Control'.

11. No development approved by this permission shall commence unless and until a scheme for the disposal of surface water drainage has been approved by the Local Planning Authority. Satisfactory soakage tests in accordance with BRE Digest 365 (1991) shall be the criteria for proof of this condition.

    Reason: To ensure that the development is satisfactorily drained.

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12. The door in the rear (south) elevation of the workshop/storage building hereby permitted shall only be used for the purpose of emergency escape from the building.

    Reason: In the interests of highway safety.

13. The door to the vehicular entrance to the workshop/store building off Station Road shall consist of a sectional 'rollover' door as shown on Section A-A of the approved drawing 2117:04B and shall not subsequently be altered unless otherwise approved in writing by the Local Planning Authority.

    Reason: In the interests of highway safety.

14. The lower panes of the two southern-most first-floor windows in the south (rear) elevation of the building hereby permitted shall be obscure glazed and shall not subsequently be altered in any way without the prior written consent of the Local Planning Authority.

    Reason: To protect the amenities and privacy of the occupiers of the residential properties to the rear and to comply with saved Local Plan Policy H18.

INFORMATIVES

1. It is considered that there has not been any material change in circumstances sufficient to override the previous reason for approval. The proposed development is within the built-up area and would help meet the need for additional employment provision and economic and environmental regeneration without detracting from the local environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant saved Policies RES7, BE1, H18 and TR9 of the Worthing Local Plan, the South East Plan Policies SP3, CC1, CC6, RE3, RE6, T4 and SCT3 and Submission Core Strategy Policies 3, 4, 15 and 16.

2. The former and recent uses of the site are considered likely to have resulted in contamination of the soils beneath the site. An assessment is required to determine if any such contamination is present and whether remedial works are necessary to prevent pollution of controlled waters. This could include storage of wastes oils and chemicals. Any risk assessment must consider the current and proposed surface water drainage as these represent potential pathways for pollution.

   When carrying out construction and demolition activities, potential sources of pollution from site activities will need to be identified so that appropriate pollution prevention measures are taken to avoid any contamination of controlled waters. Controlled waters include surface waters (bodies of water that are above ground, such as rivers, lakes and streams) coastal waters and ground water.

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It is necessary to prevent pollution of surface and/or groundwaters especially during site works. There should be no discharge of foul or contaminated drainage from the site into either groundwater or any surface waters whether direct or via soakaways during and after the proposed works.

The risk of pollution at construction and demolition sites can be significantly reduced by provided secondary containment measures for storage tanks. Oil tanks must comply with the requirements of the Control of Pollution (England)(Oil Storage) Regulations 2001.

Further advice can be found at the Environment Agency's pollution prevention website
http://www.environment-agency.gov.uk/business/topics/pollution/32252.aspx
or by calling the National Customer Contact Centre (NCCC) at 08708 506 506.

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.