Adur District Council

Planning, Regeneration and Wellbeing

Stephen Bromley
Stephen Bromley Associates
5 West Street
Shoreham-by-Sea
W Sussex
BN43 5WF

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0728/12

Details of Development
PROPOSED REDUCTION AND RESURFACING OF TWO PARKING AREAS ON WEST SIDE OF BLOCK FRONTING OF KINGS WALK (REDUCED AREA TO BE REPLANTED WITH GRASS)

Location of Development
KINGS COURT BEACH GREEN SHOREHAM-BY-SEA WEST SUSSEX

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 29th June 2012.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
16/08/2012

ADUR DISTRICT COUNCIL
Adur District Council, Planning Services, Portland House,
Richmond Road, Worthing, West Sussex, BN11 1LF
Tel: (01903) 221065 Fax: (01903) 221072
Minicom: (01903) 204500 DX: 142965 Worthing 10
web: www.adur.gov.uk

SCHEDULE

Reasons for Granting Permission

01. The proposed concrete resurfaced parking spaces would not have a detrimental impact on the appearance of the estate as a whole and 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 of the Adur District Local Plan (AG1, AH7) and the National Planning Policy Framework.

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 not be commenced until details of the proposed surface water drainage and means of its disposal have been submitted to and approved by the Local Planning Authority and the hardsurfaced parking areas shall not be used until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: *To ensure adequate drainage and to comply with National Planning Policy Guidance.*

03. If, during development, any visibly 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, unless otherwise agreed in writing with the Local Planning Authority, no further development 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 is proposed to be dealt with shall be submitted to and approved in writing by the Local Planning Authority and shall then be implemented as approved within an approved time period contained in the method statement.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control'.*

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04. The resurfaced areas of hardstanding hereby approved shall not be used for the purposes of parking vehicles unless and until the area to the south of the spaces, has been laid to lawn as per the approved 1:500 plan received 29.06.12, unless otherwise authorised in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

05. This permission relates to the following approved plans:-

Drawing No: 1:1250 Site location plan. Date Received: 29.06.12
Drawing No: 1:500 Proposed parking layout plan. Date Received: 29.06.12

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