Adur District Council

Planning, Regeneration and Wellbeing

Mr David MacDonald
ECE Architecture
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1016/13

Details of Development
Extension of the Shoreham Centre to provide 1230sqm of new build accommodation on two floors, including a new entrance foyer, offices, meeting spaces, council chamber and function room to provide replacement Adur District Council offices/civic presence. The proposal will include the removal of the existing temporary CAB office, partial demolition of the existing foyer/main entrance and the removal of a number of existing trees. The cafe and kitchen area in the existing building will be refurbished, new toilet facilities provided at first floor and new accessible toilet and baby changing facilities provided on ground floor.

Location of Development
The Shoreham Centre Pond Road Shoreham-By-Sea West Sussex BN43 5WU

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 22nd August 2013.

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
12/11/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7).

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 of materials and finishes to be used for the external walls (including windows and doors) and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the developement shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 or AH2 of the Adur District Local Plan.*

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

Site and Location Plan drawing no 001 rev A received 22 August 2013
Proposed Site Plan drawing no 101 rev A received 22 August 2013
Existing Ground Floor Plan drawing no 002 rev B received 22 August 2013
Existing First Floor Plan drawing no 003 rev B received 22 August 2013
Existing Elevations (east and north) drawing no 005 rev A received 22 August 2013
Existing Elevations (west and south) drawing no 006 rev A received 22 August 2013
Proposed Ground Floor Plan drawing no 102 rev A received 22 August 2013
Proposed First Floor Plan drawing no 103 rev A received 22 August 2013
Proposed Elevations (east and north) drawing no 104 rev A received 22 August 2013
Proposed Elevations (west and south) drawing no 105 rev A received 22 August 2013
Proposed Sections drawing no 106 rev A received 22 August 2013
External Lighting drawing no 141019-63-EX-01 P1 received 22 August 2013

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

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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. The development hereby permitted shall not be commenced until details of the proposed drainage and means of disposal have been submitted to and approved by the Local Planning Authority and the building shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. There shall be no discharge of contaminated drainage into either ground water or any surface waters whether direct or via soakaways.

Reason: *To ensure adequate drainage and to comply with policy AP4 of the Adur District Local Plan.*

06. No part of the development shall be first occupied until such time as the existing vehicular access onto Pond Road has been physically closed in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of road safety.*

07. No part of the development shall be first occupied until the vehicle parking spaces and turning areas (including those for community bus and emergency vehicles) have been provided in accordance with a plan to be approved. These spaces shall thereafter be retained for their designated use.

Reason: *To provide adequate on-site car parking and turning space for the development.*

08. No development shall be first occupied until the provision for the loading and unloading of vehicles within the site has been provided in accordance with the plans to be approved. This shall thereafter be retained for its designated use.

Reason: *To provide adequate loading and unloading provision for the development clear of the public highway.*

09. No part of the development shall be first occupied until secure and covered cycle parking spaces have been provided in accordance with plans to be approved.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

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10. No part of the development shall be first occupied until such time as a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport.*

11. 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 and/or temporary traffic management),
- measures to control the emission of dust and dirt during demolition and construction, lighting for construction and security,
- details of public engagement both prior to and during construction works.
- Contact details of CDM co-ordinator.

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

12. Prior to completion of the development, a scheme of enhanced directional signage to the development should be submitted to and approved by the Local Planning Authority after consultation with the CHA. Any scheme approved should be implemented within 3 months of completion of the development in accordance with Highway Authority requirements.

Reason: *In the interests of highway safety.*

13. Prior to the completion of the development hereby permitted, a Traffic Regulation Order revision on Pond Road complying with the necessary requirements of the County Council as the Highways Authority for the area shall be completed and provision made for improved town centre signage is so required.

Reason: *In the interests of road safety.*

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Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

02. If any part of the public car park adjacent to the site is proposed to be used for construction purposes and parking spaces reduced as a result, the LPA should use best endeavours to provide alternative parking provision in the vicinity of the site throughout the course of construction.

03. If any on-street car parking provision (formal on-street car parking bays) is/are likely to be affected by the development throughout the course of construction, the applicant should notify the Highway Authority at the earliest opportunity. If on-street pay-and-display/CPZ bays are affected, then the Highway Authority will require recompensing for loss of revenue.

04. Details regarding process for closure of existing crossovers/access can be obtained from: omc@westsussex.gov.uk

05. Details of TRO process can be obtained from: westsussex.gov.uk