County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118
www.westsussex.gov.uk

Application No: WSCC/032/16/S
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2015

To Executive Director Residents' Services

In pursuance of their powers under the above mentioned Act and Orders, West Sussex County Council hereby notify you that they **PERMIT** the following development, that is to say:-

Installation of a single storey modular building at Sompting Village Primary School, White Styles Road, Sompting, Lancing, West Sussex, BN15 0BU

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 22 June 2016 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

Commencement

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

Approved Plans/Documents

2. The proposed development shall not take place other than in accordance with the approved plans:

- Site Location Plan as Proposed (drawing 250 017 001 A);
- Modular Unit as Proposed (drawing 250 017 003P B);
- Double Modular Unit Elevations as Proposed (drawing 250 017 004 P);
- Modular Unit Showing Utilities Layout as Proposed (drawing 250 017 006 A)
- External Door & Window Schedules (drawing DWG-MCA-CD140403-A-06 Rev 01)
- Double Classroom - Floor Plan - 3 Toilet Opt (drawing MCA-A-01)

along with submitted documents including the Design & Access Supporting Statement (by Pellings, 250.017 Rev D dated July 2016), save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

Signed

Date ..... **3 Aug 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

***N.B.** The reasons for imposing the above conditions are as specified after the conditions.
The words in brackets do not apply unless a copy of the relevant correspondence is attached.
Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Time Limited Permission

3. The modular classroom building (identified on the drawing numbered 250 017 003 E) and all associated structures and services hereby permitted shall be removed from the site and the land restored to its former condition, or to a condition to be agreed in writing by the County Planning Authority, either:

   a) on or before the period ending 02 August 2021;

   b) within three months of the unit becoming surplus to the school's needs or;

   c) within three months of the first occupation of any new permanent replacement accommodation;

   whichever occurs soonest.

   Reason: To review the special material circumstances for which a limited permission is considered acceptable.

Protection of retained trees

4. All retained trees and hedgerows shall be protected throughout construction in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, the details of which shall be agreed in writing by the County Planning Authority prior to commencement of development.

   No retained tree shall be cut down, uprooted or destroyed, nor pruned without the prior written approval of the County Planning Authority. Any pruning work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations. If any retained tree is removed, uprooted or destroyed or dies, within five years of the first occupation of development, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the County Planning Authority.

   Reason: To protect existing trees in the interests of amenity.

Landscaping Scheme

5. Within 2 months of the commencement of the development hereby approved, a detailed landscaping scheme containing a Planting Schedule (that includes the species, sizes, quantities, planting method and spacing of all planting) and including a long term maintenance plan has been submitted to and approved in advance and in writing by the County Planning Authority.

   Thereafter, the approved scheme shall be implemented in full in the next available planting season. Any planting which dies, are removed or become seriously damaged or diseased within a five year period following planting shall be replaced in the next planting season with others of similar size and species, unless the County Planning Authority gives written consent for any variation.

   Reason: To compensate for the loss of trees in the interests of the local landscape.

Signed

Date ..... **3 Aug 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Construction Management Plan

6. 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 County 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 means of preventing deliveries during peak school drop off and pick up times,
- the storage of plant and materials used in construction of the development,
- details of temporary contractors buildings,
- 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),
- details of public engagement both prior to and during construction works.
- measures to ensure safe pedestrian access during construction.

Once approved, the Construction Management Plan shall be implemented in full.

Reason: In the interests of highway safety.

Construction Hours

7. Construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive;
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of the amenity of the locality and of local residents.

School Travel Plan

8. Within 6 months of the first occupation of the development hereby approved, an up to date School Travel Plan shall be submitted to and approved in writing by the County 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, and include a mechanism for review. Once approved the School Travel Plan shall thereafter be implemented in full.

Reason: To encourage and promote sustainable transport.

Signed
Date ..... **3 Aug 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Materials and finishes

9. No development shall take place until a detailed schedule of materials and finishes (and where required by the County Planning Authority, samples of such materials) to be used for external walls, windows and doors, has been submitted to and approved by the County Planning Authority. Thereafter, only the approved materials and finishes shall be used in the development.

Reason: In the interests of visual amenity.

INFORMATIVES

A. With regard to condition 6, the applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway. Further, the applicant is advised that the erection of temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

B. The County Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and negotiating with the Applicant to secure acceptable amendments to the proposal to address those concerns. As a result, the County 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.

This information is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the report by contacting County Planning, West Sussex County Council or visiting the website at http://www.westsussex.gov.uk/ePlanning

APPENDIX A

1. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent which may be required under the Public Health Acts, Building Regulations or Control of Pollution Act 1974.

2. The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed. Nor should it be assumed that an order, once made, will invariably be confirmed.

Signed

Date ..... **3 Aug 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....