ADUR DISTRICT COUNCIL

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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0930/22

Details of Development
CONSTRUCTION OF A NEW SPORTS HALL WITH DRY CHANGING ROOMS, SPORTS STORAGE, ACCESSIBLE WC, AND PLANTROOM, OPEN AIR-SOURCE HEAT PUMP ENCLOSURE, AND MINOR MODIFICATIONS TO THE EXISTING FOOTPATH. APPLICATION TO VARY CONDITION 1 (APPROVED PLANS) OF PREVIOUSLY APPROVED AWDM/1732/21. AMENDMENTS: REDUCTION IN OVERALL BUILDING HEIGHT, ADDITIONAL GRILLES FOR VENTILATION, REDUCTION IN NUMBER BUT INCREASE IN SIZE OF HALL VENTILATION UNITS, EXTERNAL WALL LIGHTING, CHANGE ENCLOSURE OF AIR SOURCE HEAT PUMPS, REDUCTION IN FLOOR AREA

Location of Development
SEASIDE PRIMARY SCHOOL FRESHBROOK ROAD LANCING WEST SUSSEX BN15 8DL

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 31st May 2022.

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
16/09/2022

Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Email: planning@adur-worthing.gov.uk
Web: www.adur-worthing.gov.uk

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
EXTERNAL LIGHTING ISOLINE PLOT	6310 S2 P01	23.06.2022
PRODUCT DATA SHEET	Piazza II LED	23.06.2022
NOISE IMPACT ASSESSMENT	July 2022	08.07.2022
PROPOSED FLOOR PLANS	3018/0131 Rev A	21.06.2022
PROPOSED ELEVATIONS	3018/0279 Rev A	21.06.2022

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

02. 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.*

03. The approved Construction and Environmental Management Plan (June 2022 Rev B) shall be implemented and adhered to throughout the entire construction period.

Reason: *In the interests of highway safety and amenity having regard to Policies 15, 28 and 34 of the Adur Local Plan.*

04. The sports hall hereby approved shall be for school use during term time only and shall not be hired out or used by external groups at any time. The hall shall only be used between 7.30am and 6pm Monday to Friday and shall not be used at weekends or during school holidays. The ventilation louvres on the western elevation shall not be opened until 8am at the earliest.

Reason: *In the interest of protecting residential amenity having regard to policies 15 and 34 of the Adur Local Plan.*

05. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.
Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays and Bank Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *In the interests of amenity having regard to Policies 15 and 34 of the Adur Local Plan.*

06. The development shall be carried out in full accordance with the Noise Impact Assessment by Anderson Acoustics dated 7 July 2022 and all works which form part of the approved scheme shall be completed before the permitted use commences.

Reason: *In the interest of protecting residential amenity having regard to policy 34 of the Adur Local Plan.*

07. The level of noise breakout from the sports hall when in use shall not exceed 37dB LAeq, 15min at the nearest noise sensitive facade.

Reason: *In the interest of protecting residential amenity having regard to policy 34 of the Adur Local Plan.*

08. The cumulative noise level from all ASHPs and ventilation plant listed in Table 5-1 of the Noise Impact Assessment (Ref: 5343_002R_2-0_PA dated 7 July 2022) hereby permitted shall comply with the levels specified within the Noise Impact Assessment. A test to demonstrate compliance with the scheme shall be undertaken within one month of the scheme being implemented. All plant shall be maintained in accordance with manufacturers guidance and any future plant shall also meet the specified levels within the approved scheme.

Reason: *In the interest of protecting residential amenity having regard to policy 34 of the Adur Local Plan.*

09. The building shall not be brought into use until full details of the surface water drainage scheme have been submitted to and approved in writing by the Local Planning Authority. Groundwater monitoring shall be carried out between November 2022-January 2023 and an infiltration test shall be carried out in January 2023 to support the design of the final scheme. The scheme shall be installed and a verification report submitted to the local planning authority for approval prior to occupation. Should the monitoring and infiltration test results demonstrate that the scheme is inadequate the surface water drainage system shall be made good on site by the applicant prior to first occupation of the building, and a further verification report shall be submitted to the local planning authority for approval prior to occupation. The building shall not be used until the local planning authority has agreed the details of the drainage scheme verification report and the details so agreed shall be maintained in good working order in perpetuity.

Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

10. The building shall not be brought into use until full details of the maintenance and management of the verified surface water drainage system is set out in a site-specific maintenance manual and submitted to, and approved in writing, by the Local Planning Authority. The manual is to include details of financial management and arrangements for the replacement of major components at the end of the manufacturer's recommended design life. Upon completed construction and verification of the surface water drainage system, the owner or management company shall strictly adhere to and implement the recommendations contained within the manual.

    Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained having regard to the National Planning Policy Framework and policies 35 and 36 of the Adur Local Plan.*

11. The development shall be completed in accordance with the approved schedule of external materials and finishes received 26 July 2022.

    Reason: *In the interests of visual amenity and to comply with policy 15 of the Adur Local Plan.*

12. No external lighting or floodlighting shall be installed except in accordance with the approved plans and details received 19 July 2022. The lighting shall not be switched on outside of the approved opening hours for the hall, other than in emergencies.

    Reason: *In the interests of amenity and to comply with policies 15 and 34 of the Adur Local Plan.*

13. The development shall be carried out in full accordance with the Energy Statement by Delta Green dated 28th July 2021 submitted with AWDM/1732/21.

    Reason: *To ensure that the development is sustainable and to optimize the potential for energy efficiency, low carbon and renewable energy having regard to the National Planning Policy Framework and policies 1, 15, 18, 19 of the Adur Local Plan and the Adur Planning and Climate Change Checklist 2021.*

14. The windows in the west elevation of the building hereby permitted shall at all times be glazed with obscured glass.

    Reason: *To prevent overlooking and to comply with policy 15 of the Adur Local Plan.*

15. The door in the south elevation of the building hereby permitted shall remain closed except in emergencies and shall not be used for general access or ventilation.

Reason: *To protect residential amenity and to comply with policy 15 of the Adur Local Plan.*

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.

Ref: AWDM/0930/22

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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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://acp.planninginspectorate.gov.uk.

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. 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.

7. 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 on the same, or substantially the same, development as in the householder application within 2 years of the date the application was made, the period for receiving an appeal is within 28 days of the date on the decision notice or of the date by which the LPA should have decided the application. Where an enforcement notice was served after the decision notice was issued or after the end of the period the LPA had to determine the application, the period for receiving an appeal is within 28 days of the date the enforcement notice was served (unless this extends the normal 12 weeks deadline).