ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0648/07

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995
TOWN AND COUNTRY PLANNING GENERAL REGULATIONS, 1992

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Adur District Council hereby authorise under Regulation 3 of the Town and Country Planning General Regulations, 1992, the following development, that is to say:

Concrete skateboarding facilities comprising street course and bowl areas usable by all extreme wheeled sports (ie. in-line skaters, boardriders, BMX bikers and skateboarders) (ADC Reg 3)

The Ham Eastern Avenue Shoreham-by-Sea West Sussex

to be carried out in accordance with Plan and Application No. ADC/0648/07 and subject to compliance with the conditions specified hereunder.

Keith Morgan
Planning Services Manager

Date: 07/12/2007

KM

SCHEDULE

Reasons for Granting Permission

01. The proposal would enhance the facilities on this public open space and provide a valuable recreational facility for the community without resulting in unacceptable effects on other users of the open space or nearby commercial and business premises. It can take place without causing unacceptable detriment to highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AR1) or the West Sussex Structure Plan 2001-16 (DEV1, NE11-12, DEV4).

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 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 AB25-27 of the Adur District Local Plan and DEV1 of the West Sussex Structure.*

03. Prior to commencement of development, details of construction including the external surfaces and finishes of the proposed development shall be submitted to and approved in writing by the Local Planning Authority and construction shall be completed in accordance with such details as approved prior to commencement of use of the facility .

Reason: *In the interests of visual amenity having regard to policies AG1 and AR1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

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04. Any walling shall conform with a sample panel which shall be erected on site and approved by the Local Planning Authority in writing before work to walling is commenced.

Reason: *In the interests of visual amenity having regard to policies AG1 and AR1 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

05. Lighting shall be provided prior to use of the facility (or within such time period as shall be agreed in writing) in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and crime prevention and to comply with policy AP9 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. Prior to commencement of development, details of access to the facility shall be submitted to and approved in writing by the Local Planning Authority and construction of such access (and closure of any existing accesses) shall be completed in accordance with such details as approved prior to commencement of use of the facility.

Reason: *In the interests of highway safety and to comply with policy DEV4 of the West Sussex Structure Plan.*

07. If during development, any visibly contaminated or odorous material not previously indentified is found to be present at the site, it must be investigated. The Planning Authority must be informed immediately of the nature and degree of contamination present. The developer shall submit a Method Statement which must detail how this unsuspected contamination shall be dealt with.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with policy ERA5 of the West Sussex Structure Plan.*

08. Only clean, uncontaminated rock, subsoil, brick rubble, crushed concrete and ceramic shall be used as infill material.

Reason: *To safeguard against public health and safety risk and to comply with policy ERA4 of the West Sussex Structure Plan.*

09. The method of controlling groundwater at the site during construction shall be carried out in accordance with a scheme to be submitted to and agreed in writing by the Planning Authority prior to any development commencing on site.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with policy ERA5 of the West Sussex Structure Plan.*

PTO

10. 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 facilities shall not be used 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 and ERA4-5 & DEV3 of the West Sussex Structure Plan.*