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Development Control

PLANNING PERMISSION

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

APPLICATION NUMBER: ADC/0452/06

Pentan Partnership
Beaufort Studio
1 Atlantic Wharf
Cardiff
CF10 4AH

Details of Development
TEMPORARY ACCESS (OPPOSITE 242 UPPER SHOREHAM ROAD) AND ROADWAY FOR CONSTRUCTION TRAFFIC TO PROPOSED CARE HOME SITE ON SOUTH-WEST CORNER OF SOUTHLANDS HOSPITAL

Location of Development
AREA 2 SOUTHLANDS HOSPITAL UPPER SHOREHAM ROAD 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 23rd November 2006.

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

Your copy of the application, determined as above, is returned herewith for your records.

[redacted]

Peter Davies
Head of Planning and Community

18/01/2007

SCHEDULE

Reasons for Granting Permission

01. The proposal is the least environmentally harmful location for access for construction traffic necessary to construct the proposed care home and would not cause unacceptable detraction from highway safety. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AT12) and the West Sussex Structure Plan 2001-16 (DEV1, DEV4).

Conditions

01. The access and roadway hereby permitted shall be removed and the flint/brick wall on the Upper Shoreham Road boundary rebuilt to match the existing wall on or before the period ending on 31 July 2008 unless otherwise approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and highway safety, enabling the Local Planning Authority to review the need for the access dependant upon development proposals for the remainder of the redundant part of the Southlands site, having regard to policies AG1 and AT12 of the Adur District Local Plan and DEV1 and DEV4 of the West Sussex Structure Plan.*

02. This permission relates to the application as amended by the revised plan H13584 (SO) P121 Rev.B received on 17 January 2007, except that revised details of the visibility splays shall be submitted under condition 3 below.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

03. The access from the site to the public highway shall be designed, laid out and constructed with kerb radii, visibility splays and sight lines in all respects in accordance with plans and details to be submitted to and approved in writing by the Local Planning Authority before any other operation or use authorised by this permission is commenced. Thereafter such visibility splays and sight lines shall be kept clear of any obstruction.

    Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

PTO

04. No gates shall be erected within a distance of 10m from the rear edge of the footway in Upper Shoreham Road.

Reason: *In the interests of highway safety and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

05. The ends of the remaining flint/brick wall on the road frontage shall be made good (with matching brick piers) prior to commencement of use of the proposed roadway in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The flint and bricks from the demolished section of wall shall be salvaged and stored in case they are needed in order to rebuild the wall as referred to in condition 1 above.

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

06. No lopping or cutting back of the trees subject to Tree Preservation Order shall take place except in accordance with details which have first been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*