County Planning
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west sussex county council

Application No: WSCC/029/14/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 2010

To Director of Communities Commissioning

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:-

Proposed courtyard roof extension at Boundstone Nursery, Upper Boundstone Lane, Sompting, West Sussex, BN15 9QX

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 30 April 2014 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

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.

2. The development hereby permitted shall not take place other than in accordance with particulars of the application and the approved plans, Drawing No. 0143-A100 'SITE LOCATION & BLOCK PLANS (dated March 2014), Drawing No. 0143-A101 'PROPOSED GROUND FLOOR PLAN (dated March 2014), Drawing No. 0143-A102 'PROPOSED ROOF PLAN' (dated March 2014), Drawing No. 0143-A103 'EXG & PROPOSED SECTION AA' (dated March 2014), Drawing No. 0143-A104 'EXG & PROPOSED SECTION BB' (dated March 2014), Drawing No. 0143-A105 'EXG & PROPOSED SECTION CC' (dated March 2014) and Drawing No. 0143-A106 'EXG & PROPOSED SECTION DD' (dated March 2014), save as varied by the conditions hereafter.

   Reason: To accord with paragraphs 56, 57 and 69 of the NPPF (2012) to secure a satisfactory development of visual quality in the interests of local amenity and the local environment.

Date 20/06/14 Signed
Strategic Planning Manager .....

***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

3. No development shall be commenced until a construction method statement has been submitted to and approved in advance and in writing by the County Planning Authority. The statement shall show the site set up during construction, including details for all temporary contractors' compounds/buildings, plant and stacks of materials, provision for the temporary parking of contractors vehicles and the loading and unloading of vehicles associated with the implementation of this development. Thereafter, the approved statement shall be implemented in full throughout the entire construction period.

   Reason: To safeguard local road safety and to ensure that the development does not put at risk the safety of pupils, staff and visitors at the school.

4. No development shall be commenced until surface water drainage details have been submitted to and approved in advance and in writing by the County Planning Authority. Thereafter, the approved details shall be implemented in full throughout the life of the development hereby permitted.

   Reason: To accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that impacts to flood risk and to land/water quality are not caused through surface water effluent.

5. No development shall be commenced until a scheme incorporating proposed protection measures (in accordance with BS 5837:2012) for existing trees and hedges has been submitted to and approved in advance and in writing by the County Planning Authority. Thereafter, the scheme shall be implemented in full as approved during the construction construction period. Any existing trees and hedges that are damaged, become diseased or die during construction works and within 5 years following completion of the construction works shall be replaced in the next available planting season as agreed in advance and in writing with the County Planning Authority.

   Reason: To protect retained trees and hedges in the interests of local amenity and the local environment.

6. Throughout the entire construction period (including any site clearance works) of the development hereby permitted, no vehicles associated with the deliveries and/or despatches of construction materials/plant/machinery/equipment/waste materials shall enter or exit the site between the hours of:

   08:30 and 09:15 and 14:45 and 15:30 during school term-time Monday to Friday inclusive.

   Reason: To accord with paragraph 123 of the NPPF (2012) in the interests of the amenity of the locality and of local residents.

Date 26/06/14 Signed
Strategic Planning Manager .....

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Continuation Sheet

INFORMATIVES

A. The Environmental Health Authority, Adur & Worthing Councils, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any noise nuisance from the site. The applicant is advised that normal construction hours, as defined by Adur & Worthing Councils under COPA, are **8am-6pm Monday-Friday, 9am-1pm Saturday and not at all on Sundays, bank or public holidays.** The Best Practical Means, as defined by s72 of COPA, to reduce noise from the site to a minimum must be employed at all times. For any queries on this matter, please contact the Environmental Health department of Adur & Worthing Councils on 01273 263331 for Adur, or 01903 221064 for Worthing.

B. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary. This approach has been taken positively and proactively in accordance with the requirement in the NPPF, as set out in the Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012.

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.

Date ..... 26/06/14 Signed
Strategic Planning Manager .....