Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/0776/FULL

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

Mr Gary Kelly
Michael Cook Associates
11 Goring Road
Worthing
West Sussex
BN12 4AP
United Kingdom

PROPOSAL:	New electricity sub-station enclosure and mains electric distribution enclosure adjacent to Broadwater Road.
LOCATION :	Northbrook College of Further Education Broadwater Road Worthing
DATE REGISTERED	3rd September 2010
APPLICANT :	Mr Jon Rollings

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission:-

   Drawing Nos. 110 Rev. A, 111 Rev. A, 112 and LLD311.

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

Cont.....

[redacted]

Dated : 22nd October 2010

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.

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

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

3. The enclosures hereby permitted shall not be finished other than in a colour to be agreed in writing by the Local Planning Authority.

   Reason: In the interests of visual amenity.

4. Screen hedge planting shall be provided around the approved enclosures within one month of their erection in a manner to be agreed in writing with the Local Planning Authority.

   Reason: To screen the enclosures from public view in the interests of protecting the visual amenities of the area.

5. No works shall commence for the implementation of this approval until a method statement has been agreed in writing with the Local Planning Authority to illustrate how the construction bases and service trenches to the enclosures can be formed without harm to the adjacent trees. Thereafter, such works shall be carried out strictly in accordance with the approved details.

   Reason: To protect the trees in the interests of the visual amenities of the area.

6. No development, including site works of any description, shall take place on the site unless and until existing trees to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority.

   Reason: To ensure that trees which are important to the visual amenity and for the environment of the area are retained.

7. During the next planting season following the felling of the tree, replacement trees of a species and maturity and in positions to be approved in writing by the Local Planning Authority shall be planted. In the event that any such trees die within 5 years following such planting, they shall be replaced by similar trees in similar positions during the next planting season.

   Reason: In the interests of visual amenity.

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INFORMATIVES

Reason for approval

1. The electricity enclosures are essential for the College and the proposed positions are in the optimum locations for connection to the main supply, access for maintenance and to avoid prejudicing the future redevelopment of the site. However, it is important that the existing trees are protected so a construction and cable trench condition is imposed. Furthermore, the colour of the enclosure (probably dark green) will need to be agreed by condition. Finally, the enclosures would be screened by hedge planting, also to be agreed by condition. These measures would help to integrate the development into the proposed landscaping area along the site frontage.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.