Adur District Council

Planning, Regeneration and Wellbeing

Mr Robert Long
Coppard Giles Ltd
69 Old Shoreham Road
Hove
East Sussex
BN3 7BE

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (ENGLAND) ORDER 2010

APPLICATION NUMBER: AWDM/0006/13

Details of Development
APPLICATION TO REPLACE EXTANT PLANNING PERMISSION ADC/0367/10 FOR APPROVAL OF RESERVED MATTERS FOLLOWING OUTLINE APPROVAL ADC/0233/09 FOR REDEVELOPMENT OF THE SITE TO PROVIDE NEW SCOUT HALL AND ONE 2-BEDROOM DWELLING

Location of Development
BURTON HALL SANDOWN ROAD SOUTHWICK BRIGHTON 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 15th January 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
26/02/2013

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposal would provide an improved community facility and meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, AH2, ACS5) and the South East Plan (S6, H5, T4, BE1-2, SCT1, SCT5).

Conditions

01. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

    Reason: *To comply with Section 91 of the Town and Country Planning Act 1990.*

02. The buildings hereby approved shall not be occupied until the approved walls and/or fences have been erected.

    Reason: *In the interests of amenity having regard to policies AG1 and AH2 of the Adur District Local Plan.*

03. The buildings hereby permitted shall not be occupied until provision for access and parking of vehicles and cycles has been made in accordance with the approved plans and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the premises concerned.

    Reason: *To ensure adequate provision for parking clear of the highway*

04. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. The requisite specification can be obtained from the Area Highway Engineer, WSCC Southern Area Office, Clapham Common, Clapham, Worthing, West Sussex BN13 3UR. There shall be no drainage of surface water from the property onto the highway.

    Reason: *In the interests of highway safety, having regard to Manual for Streets.*

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05. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences) have been demolished, the debris removed from the site and the site cleared.

Reason: *In the interests of amenity and to comply with policy AG1 of the Adur District Local Plan.*

06. The existing trees and hedges to be retained shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees and hedges or parts thereof removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with trees and hedges of such size and species as may be agreed with 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.*

07. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any order revoking and re-enacting that Order with or without modification, no development within Classes A, B, C, D and E of Part 1 of the Schedule shall be carried out at the approved dwelling.

Reason: *In the interests of amenity and the environment having regard to policy AH2 of the Adur District Local Plan.*

08. The new Scout Hall shall be used only by the Scouts for scouting purposes and for no other purpose within Class D1 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any Statutory Instrument revoking and re-enacting that Order with or without modification).

Reason: *In the interests of residential amenity having regard to policy AG1 of the Adur District Local Plan.*

09. The Scout Hall hereby approved shall not be used other than between the hours of 8am and 10pm on any day.

Reason: *In the interests of residential amenity having regard to policy AG1 of the Adur District Local Plan.*

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10. The windows in the rear (east) elevation of the dwelling hereby approved shall at all times be obscure-glazed and non-opening (except that part which is above 1.7 metres above the floor of the room in which the window is installed) and they shall not subsequently be altered in any way.

    Reason: *To prevent overlooking and to comply with saved policy AH7 of the Adur District Local Plan.*

11. This approval relates to the following approved plans:
    H1423.02 Rev I (Proposed Site Plan) received as valid 15 January 2013
    H1423.03 Rev B (Proposed Scout Building Elevations, Block Plan and Location Plan) received 15 January 2013
    H1423.04 Rev F (Proposed House Elevations and Plans) received as valid 15 January 2013
    H1423.05 (Proposed Landscaping) received as valid 15 January 2013
    H1423.06 (Detailed Scout Hall Floor Plan) received as valid 15 January 2013

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

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.

02. Precautionary land contamination

    If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.