County Planning
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Application No: WSCC/015/16/SU
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 2015

To Executive Director Residents' Services

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:-

Erection of a new two-storey modular teaching block, improvement of car park and footpaths, extension of hard play area and construction of a new canopy to the main entrance at Buckingham Park Primary School, Buckingham Road, Shoreham-By-Sea, BN43 5UD

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 6 April 2016 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

Commencement

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.

Approved Plans/Documents

2. The proposed development shall not take place other than in accordance with the approved plans:

   - Location Plan, ref: PL-01B (dated April 2016);
   - Proposed Site Plan, ref: PL-02A (dated April 2016);
   - Proposed Parking Layout, ref: PL-08 (dtaed April 2016);

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***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

- Ground Floor Layout, ref: 00852-001T6 (dated 19/01/2016);
- Proposed Ground Floor Plan Alterations to Existing School, ref: PL-04 (dated April 2016);
- First Floor Layout, ref: 00852-002T6;
- Alterations to the Existing School Proposed Elevations Sheet 2 of 2, Ref: PL-07 (dated April 2016);
- Alterations to the Existing School Proposed Elevations Sheet 1 of 2, Ref: PL-06 (dated April 2016);
- Plastisol Elevations, ref: 00852-004 (dated 19/01/2016);
- Tree Constraints Plan, Ref: LLD934/01 (dated 29/02/2016);
- Tree Retention and Protection Plan, Ref: LLD934/03-01, Rev01 (dated 06/04/2016); and
- Landscape Masterplan, Ref: LLD934/04-01, Rev02 (dated 06/04/2016);

save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

Materials to match existing school building

3. The materials to be used in the construction of the extrnal surfaces of the development hereby permitted shall match in material, colour and texture those used in the existing school building.

Reason: In the interests of visual amenity and the character and appearance of the area.

Surface Water Drainage

4. The development hereby permitted shall not be occupied until the approved drainage works proposed have been completed in accordance with the submitted and approved details.

Reason: To ensure that the development is provided with a satisfactory means of drainage.

Construction Management Plan

5. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:

- the anticipated number, frequency and types of vehicles used during construction;
- the method of access and routing of vehicles during construction;
- the parking of vehicles by site operatives and visitors;
- the loading and unloading of plant, materials and waste;

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- the storage of plant and materials used in construction of the development;
- the erection and maintenance of security hoarding;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders); and
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.

Temporary Construction Access

6. No development shall commence until such time as temporary arrangements for access for construction traffic has been provided in accordance with plans and details submitted to and approved in writing by the Local Planning Authority.

Reason: To secure safe and satisfactory means of vehicular access to the site during construction.

Landscaping to be carried out and maintained

7. The landscaping identified in the approved Landscape Masterplan (ref. LLD934/04-01, Rev02 (dated 06/04/2016))shall be carried out in the first planting and seeding season following the first occupation of the building or the completion of the development, whichever is the sooner. All planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, die, or are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the Local Planning Authority. All hard landscaping shall also be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

Protection of retained trees

8. (a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be lopped or topped other than in accordance with the approved plans and particulars, without the prior written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work).

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species and shall be planted at such time, as may be specified in writing by the Local Planning Authority.

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In this condition "retained tree" means an existing tree which is identified as such in the approved "Tree Retention and Protection Plan" (ref: LLD934/03-01, Rev01 (dated 06/04/2016)); This shall have effect until the expiration of five years from the first occupation or the completion of the development, whichever is the later.

Reason: To enable the Local Planning Authority to ensure the retention of trees on the site in the interests of visual amenity.

Vehicular Construction Controls

9. Vehicles associated with the construction of the development hereby permitted, including all associated preparatory work, shall be received by or despatched from the site between the hours of 08:00 and 18:00 on weekdays (excluding 08:30 to 09:15 and 14:45 and 15:30 hours during term-time) and 08:00 and 13:00 on Saturdays only.

Reason: To ensure that construction-related traffic does not impact unacceptably on either the local population or school activities.

INFORMATIVES

A. The County 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 (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.

Signed

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