Adur District Council

Development Management

Mr Daniel Almond
CPL Chartered Architects
A3 Chaucer Business Park
Dittons Road
Polegate
East Sussex
BN26 6QH

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0201/15

Details of Development
CONSTRUCTION OF NEW 2-STOREY MULTI-PURPOSE COMMUNITY CENTRE INCORPORATING AN EXTERNAL CLIMBING WALL MAX 14M HIGH, AND ASSOCIATED LANDSCAPING AND BICYCLE STORAGE

Location of Development
LAND EAST OF 126 GRINSTEAD LANE LANCING 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 9th February 2015.

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

G Peck

Gary Peck
Planning Services Manager
08/06/2015

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Tel: 01903 221065 Fax: 01903 221072 Minicom: 01903 204500
DX: 142965 Worthing 10 Web: www.adur-worthing.gov.uk

SCHEDULE

Conditions

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

02. No development shall take place until details of all boundary walls and/or fences have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected and they shall thereafter be retained permanently

Reason: *In the interests of amenity and to comply with saved policy AH2 of the Adur District Local Plan.*

03. The secure, covered cycle parking shown on the plans shall be provided prior to commencement of use of the building hereby approved and shall thereafter be retained permanently solely for such purposes.

Reason: *To encourage and provide for a sustainable non-car mode of transport.*

04. The approved Travel Plan shall be implemented in full accordance with a timetable to be approved as part of the Plan. The Travel Plan shall thereafter be monitored annually and the findings submitted to the local planning authority for review and any necessary new measures or interventions shall be implemented accordingly.

Reason: *To encourage and promote alternative travel options to the use of the private car and to ensure the delivery of sustainable development.*

05. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Method Statement and shall be adhered to throughout the construction period.

The Statement shall provide for:-

(i) the parking of vehicles of site operatives and visitors;
(ii) loading and unloading of plant and materials;
(iii) storage of plant and materials used in constructing the development;
(iv) the erection and maintenance of security hoarding;
(v) wheel-washing facilities; and
(vi) measures to control the emission of dust and dirt during construction.

Reason: *In the interests of highway safety and amenity.*

PTO

06. No development shall take place unless and until there has been submitted to and approved in writing by the Local Planning Authority a scheme of soft and hard landscaping, which shall include indications of all existing trees and hedgerows on the land and details of those to be retained, together with measures for their protection in the course of development. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. The approved details of hard landscaping shall be completed prior to occupation of the building.

Reason: *In the interests of visual amenity and the environment and to comply with saved policies AB25-27 of the Adur District Local Plan.*

07. No construction work shall take place other than between the hours of 8am and 6pm Monday to Friday and 9am to 1pm on Saturdays. There shall be no working on Sundays or Public Holidays.

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

08. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including the surface treatment of the reinforced concrete climbing wall) and roof of the proposed building together with a maintenance plan for the proposed 'green' roof have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule and the 'green' roof maintenance plan shall be implemented.

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

09. No development shall take place until details of the proposed glazing to be used in the building has been submitted to and approved in writing by the local planning authority. The glazing shall be installed in accordance with the approved details and thereafter retained.

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

PTO

10. The premises shall not be open for use other than between the hours of 8am and 10pm Mondays to Thursdays, 8am and 10.30pm Fridays, 10am and 10pm Saturdays and 12noon and 9pm Sundays and public holidays and the site shall be secured outside these hours in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

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

11. All windows and doors, including the large areas of glazing to the north, south and west of the building, shall be closed when amplified music is played in the building.

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

12. No external lighting or floodlighting shall be installed except in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of amenity and to comply with AP9 of the Adur District Local Plan.*

13. Prior to installation of extraction or other air handling plant or externally-sited machinery, details of the plant and machinery (including details of mounting and noise attenuation measures) shall be submitted to and approved in writing by the Local Planning Authority and shall only be installed in accordance with the approved details. The acoustic attenuation measures shall be completed prior to use and thereafter retained permanently.

    Reason: *In the interests of amenity and to ensure the use of the site does not have a harmful environmental effect and in accordance with saved policy AG1 of the Adur District Local Plan.*

14. No development shall take place until full details of the means of extraction and disposal of cooking odours (including details of extract fans, filters, internally located fan unit and ducting together with the method of noise abatement as well as details of the type and number of cooking appliances, grease traps and extraction canopies/hoods) and any other equipment that requires external machinery have been submitted to and approved in writing by the Local Planning Authority. The equipment approved under this condition shall be installed before the use hereby permitted commences and thereafter shall be maintained in accordance with the manufacturer's instructions.

    Reason: *To safeguard the amenities of nearby properties having regard to saved policy AG1 of the Adur District Local Plan.*

PTO

15. No development shall be commenced until a scheme for the provision of surface water drainage works has been submitted to and approved in writing by the Local Planning Authority. These drainage works shall be completed in accordance with the details and timetable approved by the Local Planning Authority.

    Reason: *To prevent pollution of controlled waters and ensure that the proposed development is adequately drained.*

16. The development hereby permitted shall be carried out in accordance with the following approved plans received 9 February 2015:-

    Drawing No. ESY.10/100 Location Plan
    Drawing No. ESY.10/101 Site/Block Plan
    Drawing No. ESY/10/102 Proposed Plan Ground Floor
    Drawing No. ESY/10/103 Proposed Plan First Floor
    Drawing No. ESY/10/104 Elevations
    Drawing No. ESY/10/105 Street Elevations and Site Section
    Drawing No. ESY/10/106 Topographical Site Survey

    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.