County Planning
County Hall
Chichester
West Sussex PO19 1RH

Tel: 01243 642118
www.westsussex.gov.uk

Application No: WSCC/014/16/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 new 2 storey modular teaching block, extension of existing main hall, extension of existing car park and new layout, extension of existing hard play and construction of new canopy to link new build and existing at St. Nicholas & St. Mary C of E Primary School, Eastern Avenue, Shoreham-by-Sea, West Sussex, BN43 6PE

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 7 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:
   - Proposed Site Plan (Drawing No. PL-11 Rev A, dated March 2016);
   - Alterations to the Existing School Proposed Elevations (Drawing No. PL-15, dated March 2016);

Signed
Date ..... **22 June 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

***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

- Elevations (Drawing No. 00853-ECO-B1-ZZ-DR-A-0060 Rev T3, dated 22/02/16));
- GF Layout (Drawing No. 00853-ECO-B1-DR-A-0001 Rev T5, dated 11 March 2016);
- FF Layout (Drawing No. 00853-ECO-B1-DR-A-0002 Rev T5, dated 11 March 2016);
- Alterations within Existing School Proposed Floor Plan (Drawing No. PL-13, dated March 2016);

save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

PRIOR TO COMMENCENT OF DEVELOPMENT

Construction Management Plan

3. No development shall take place, including any preparatory works or demolition, until a Construction Management Plan has been submitted to and approved in advance and in writing by the County Planning Authority. 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,
- the means of preventing deliveries during peak school drop off and pick up times,
- 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),
- details of public engagement both prior to and during construction works.
- measures to ensure safe pedestrian access during construction.

Once approved, the Construction Management Plan shall be implemented in full during the entire construction period.

Reason: To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety.

Signed
Date ..... **22 June 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Temporary Construction (Plans and Details)

4. No development shall take place, including any preparatory works or demolition, 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 advance and in writing by the County Planning Authority. Once approved, the plans and details shall be implemented in full throughout the construction period.

Reason: To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety.

Scheme of Foul and Surface Water Drainage

5. No development shall take place, including any preparatory works or demolition, until a scheme of foul and surface water drainage has been submitted to and approved in advance and in writing by the County Planning Authority. Once approved, the foul and surface water drainage scheme shall be implemented in full.

Reason: To protect the water environment.

Landscaping Scheme

6. Notwithstanding the landscaping details submitted with the planning application, no development shall take place, including any preparatory works or demolition, until a revised landscaping scheme containing a Planting Schedule (that includes the species and spacing of all planting) and including a long term maintenance plan has been submitted to and approved in advance and in writing by the County Planning Authority.

Thereafter, the approved scheme shall be implemented in full. Any planting which dies, are removed or become seriously damaged or diseased during construction works and for a five year period following planting shall be replaced in the next planting season with others of similar size and species, unless the County Planning Authority gives written consent for any variation.

Reason: In the interests of the local landscape.

PRIOR TO OCCUPATION OF THE DEVELOPMENT

Playing Field and Pitch Protection Scheme

7. No part of the development hereby approved shall be first occupied until a scheme detailing proposed playing field/pitch protection methods and proposed improvements for soft play areas, including soil types, drainage and seeding has been provided in accordance with plans, details and a timetable of works submitted to and approved in advance and in writing by the County Planning Authority. Thereafter, the approved scheme shall be undertaken prior to first occupation of the development in accordance Proposed Site Plan (Drawing No. PL-11 Rev A, dated March 2016) and retained at all times for their designated purpose.

Reason: To protect and safeguard existing and new playing fields and pitches.

Signed

Date ..... **22 June 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Car and Cycle/Scooter Parking Areas

8. The development hereby permitted shall not be occupied until additional car and cycle parking has been constructed in accordance with the Proposed Site Plan (Drawing No. PL-11 Rev A, dated March 2016). Thereafter, the car and cycle parking spaces shall be retained at all times for their designated purpose.

Reason: To ensure adequate parking provision in the interests of highway safety and to promote sustainable travel choices.

School Travel Plan

9. No part of the development hereby approved shall be first occupied until an updated School Travel Plan has been submitted to and approved in advance and in writing by the County Planning Authority. The Travel Plan shall include a mechanism for review including a timetable for undertaking this. Thereafter, the approved updated School Travel Plan shall be implemented in full at all times.

Reason: To encourage and promote sustainable transport.

CONTROLLING CONSTRUCTION

Construction Hours

10. Construction (including any demolition and site clearance) of the development hereby permitted, involving the use of plant/machinery/equipment/vehicles and the deliveries of construction materials/plant/machinery/equipment being received by or despatched shall only take place between the hours of:

- 08.00 and 18.00 on Monday to Friday inclusive (but no deliveries or departures by goods vehicles shall take place between the hours of 08:30 and 09:15 and 14:45 and 15:30 during school term-time);
- 09.00 and 13.00 on Saturdays; and

not at any time on Sundays, Bank Holidays or Public Holidays.

Reason: In the interests of the amenity of the locality and of local residents.

Temporary Construction Access (Route)

11. Means of vehicular construction access to and from the site shall be from Buckingham Close only (via the northern section of the Buckingham Park Playing Field).

Reason: To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety.

Signed

Date ..... **22 June 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....

Tree Protection Measures

12. Tree protection measures and sensitive construction methods shall be implemented in full throughout the construction period in accordance with all recommendations as set out in the approved Tree Retention and Protection Plan (ref: LLD934/03-02, dated 01 June 2016), Arboricultural Method Statement Rev 01 (dated 01 June 23016) and all other documents sent to Sam Dumbrell by email from The David Seaman Partnership on 06 June 2016.

Reason: To protect existing high value trees in the interests of the local landscape.

INFORMATIVES

A. With regard to Conditions 3 and 4, the applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

B. With regard to Conditions 3 and 4, the applicant is advised that the erection of any required temporary directional signage should be agreed with the Local Traffic Engineer prior to any signage being installed. The applicant should be aware that a charge will be applied for this service.

C. To avoid risk of harm to potentially nesting birds, removal of any vegetation or other nesting feature should be undertaken between September and the end of February when birds have ceased nesting. If this is not possible, and vegetation or building are due to be removed between March and August, an Ecologist should check for active bird nests no more than seven days before works commence and any active nest found shall be protected as advised by the Ecologist until the birds have finished nesting.

D. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. The means of access both to and from the building and sanitary conveniences, so far as it is in the circumstances both practicable and reasonable, should meet the needs of disabled persons using the building.

Signed

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E. The applicant should note the requirement to provide for emergency access arrangements to the site and ensure that current measures provided at the school meet site specific fire safety requirements as well as any other requirements for the general location, which may be sought by the County Fire Officer.

F. The Environmental Health Authority, Adur and Worthing Councils, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any nuisance (including waste disposal, water pollution, noise, atmospheric pollution and public health; and for purposes connected with the matters aforesaid) from the site. For any queries on this matter, please contact the Environmental Health Department of Adur and Worthing Councils on 01903 221064.

G. The County Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application and negotiating with the Applicant to secure acceptable amendments to the proposal to address those concerns. As a result, the County Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

H. With regard to Condition 6's requirements, the applicant is advised that 'effective boundary planting' to adequately screen views of the two storey modular teaching block from no. 95 Eastern Avenue must be included within the revised landscaping scheme.

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

Date ..... **22 June 2016** ..... Strategic Planning Manager ..... **Michael Elkington** .....