Adur District Council

Development Management

Miss Cathy Fishenden
DMH Stallard
Gainsborough House
Pegler Way
Crawley
West Sussex
RH11 7FZ

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1840/15

Details of Development
VARIATION OF CONDITION 2 OF ADC/0182/09 TO INCREASE THE NUMBER OF CHILDREN ATTENDING LITTLESAURUS NURSERY FROM 70 TO 87.

Location of Development
LITTLESAURUS NURSERY 418 UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5NE

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 21st December 2015.

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

G Peck

Planning Services Manager
15/02/2016

Adur District Council
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SCHEDULE

Conditions

02. The number of children attending the premises for the purposes hereby permitted shall at no time exceed a total of 87 without the prior written permission of the Local Planning Authority in an application on that behalf.

Reason: *In the interests of residential amenity and highway safety having regards to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

03. The use hereby permitted shall not be open for business other than between the hours of 8AM and 6PM Monday to Friday and arrival/departure times for children shall be staggered over the period 8AM-9AM for arrivals and 4.30PM-6PM for departures. The number of children outside the building shall not exceed 20 at any one time.

Reason: *In the interests of residential amenity and highway safety having regards to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

04. The vehicular access to the site from Upper Shoreham Road shall remain in place at all times, with drop off/collection space for 2 vehicles at a time to remain in place along with turning space to allow vehicles to leave the site in a forward gear. The cycle and buggy storage at the site shall remain in place at all times.

Reason: *In the interests of highway safety and to ensure adequate provision for parking clear of the highway.*

05. The recommendations and actions contained in the Travel Plan accompanying the application shall be implemented and complied with during operation of the day nursery at all times.

Reason: *To encourage sustainable travel.*

06. The measures contained in the submitted Outdoor Area Management Plan shall be implemented and complied with during operation of the day nursery unless agreed in writing by the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

07. The close-boarded fencing that currently exists enclosing the rear garden to the east, west and north sides shall remain in place at all times, unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

08. The second-floor staff flat hereby permitted shall be occupied by a member of staff employed at the nursery on these premises only.

Reason: *In the interests of residential amenity.*

09. This permission relates to the following approved plans:

TA 417/01 Location Plan received on 21.12.2015 and TA 417/10b, 11b and 12b received on 26 May 2009.

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

10. There shall be no drainage of surface water from the property onto the highway.

Reason: *In the interests of highway safety.*

12. The refuse storage provision at the site shall remain in place at all times.

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

Informatives / Notes to Applicant

01. The applicant is advised to inform parents in writing of the importance of parking considerately when dropping off and collecting children at the premises to avoid inconveniencing nearby neighbours. Neighbouring driveways should not be blocked and parking and manouvering should take place with due care at all times. The nursery forecourt should also be kept clear of maintenance vehicles and staff parking at drop off and collection times to facilitate its intended use for drop-off/collection by parents thereby avoiding congestion to the highway.