Adur District Council

Development Management

Mr Graham Stephens
Stride Treglown
Promenade House
The Promenade
Clifton Down
Bristol
BS8 3NE

PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1282/17

Details of Development
ERECTION OF FOUR STOREY OFFICE DEVELOPMENT (USE CLASS B1) WITH ASSOCIATED CAR PARKING AND LANDSCAPING.

Location of Development
CIVIC CENTRE STAFF CAR PARK HAM ROAD SHOREHAM-BY-SEA 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 22nd August 2017.

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
20/11/2017

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
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SCHEDULE

Conditions

01. The development hereby permitted shall be carried out in accordance with the following approved plans unless specified otherwise in a subsequent condition imposed on this decision notice.

Reference/Drawing Number	Version	Date Rec
TYPICAL WINDOW REVEALS	Drg No W411	10.11.2017
PROPOSED SITE PLAN	Drg No 11002 Rev A	22.08.2017
SITE BLOCK PLAN	Drg No 11009 Rev A	22.08.2017
SITE LOCATION PLAN	Ham Road Car Park	22.08.2017
GROUND FLOOR PLAN	Drg No 11003 Rev A	22.08.2017
FIRST FLOOR PLAN	Drg No 11004 Rev A	22.08.2017
SECOND FLOOR PLAN	Drg No 11005 Rev A	22.08.2017
THIRD FLOOR PLAN	Drg No 11006 Rev A	22.08.2017
ROOF PLAN	Drg No 11007 Rev A	22.08.2017
SECTIONS - SHEET 1	Drg No 12001 Rev A	22.08.2017
SECTIONS - SHEET 2	Drg No 12002 Rev A	22.08.2017
NORTH AND SOUTH ELEVATIONS	Drg No 13001 Rev A	22.08.2017
WEST AND EAST ELEVATIONS	Drg No 13002 Rev A	22.08.2017
PLANTING STRATEGY	Drg No 1001 Rev P04	22.08.2017
PLANTING PLAN	Drg No 3001 Rev P03	22.08.2017
PLANTING IMAGES	Drg No 3002 Rev P01	22.08.2017

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

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02. 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.*

03. The developer must advise the local authority (in consultation with Southern Water) of the measures which will be undertaken to protect the public sewers, prior to the commencement of the development.

Reason: *To ensure adequate protection of the public sewer.*

04. The Development shall be implemented in accordance with the submitted drainage strategy detailing the proposed means of foul and surface water disposal and implementation timetable, unless otherwise agreed in writing by the local planning authority in consultation with the sewerage undertaker. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: *To ensure the development is adequately drained.*

05. No driven or percussive piling is to be carried out within 3 metres either side of the centre line of the Southern Water gravity sewers, rising mains or water mains. It is noted that however that depending on ground conditions, type and depth of piles that piling at a greater distance may have an adverse impact upon public sewers, rising mains and water mains. This should be considered by way of a Risk Assessment for any piling proposed for the development. A copy of the Risk Assessment is to be provided to Southern Water prior to carrying out any piling on site.

Reason: *To ensure adequate protection of the public sewers, rising and water mains.*

06. No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: *To provide adequate car-parking space for the use.*

07. No part of the development shall be first occupied until secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.*

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08. The development hereby permitted shall be implemented in accordance with an updated Construction Environmental Management Plan to be submitted prior to the commencement of development. The Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall additionally provide

details of public engagement both prior to and during construction works including with residents in Gordon Road.

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

09. No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport.*

10. Within 3 months of the occupation of the development, a BREEAM Design Stage Certificate and a BRE-issued Post-Construction Review Certificate confirming that the Shell and Core development has achieved a BREEAM rating of 'Very Good' shall be submitted to the Local Planning Authority.

Reason: *To ensure a 'very good' BREEAM rating for the development.*

11. The development hereby permitted shall proceed in accordance with the submitted schedule of materials in the Design and Access Statement unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity.*

12. The contamination strategy and remediation shall proceed in accordance with the amended Desk Study Ground Investigation Risk Assessment Report dated 10 November 2017 unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To ensure an appropriate contamination strategy.*

13. Prior to the commencement of development, details of the floor level of the proposed building and any alterations to the ground levels of the site shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in strict accordance with such details as approved.

Reason: *In the interests of visual amenities and the amenities of neighbouring residential properties.*

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14. The development hereby permitted shall proceed in accordance with the submitted landscaping details in the Planting Strategy unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of visual amenity.*

15. No construction work for the implementation of the development hereby permitted shall occur outside of the following hours:

    0800 to 1800 hours Monday to Friday
    0900 to 1300 hours Saturdays

    with no working to occur on Sundays, Bank or Public Holidays, unless otherwise agreed in wirting with the Local Planning Authority.

    Reason: *In the interest of amenity.*

16. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 as amended (or any order revoking and re-enacting that Order with or without modification), the premises shall be used only for purposes within Use Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987 or in any equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order with or without modification.

    Reason: *To ensure that the development is retained for class B1 purposes.*

17. The development hereby permitted shall proceed in accordance with the submitted lighting details in the Lighting Strategy unless otherwise agreed in writing with the Local Planning Authority.

    Reason: *To ensure that the development is adequately lit without detriment to neighbouring uses.*

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. A formal application for sewer diversion is required under S185 of the Water Industry Act 1991 in order to abandon/divert any public sewer

03. A formal application for connection to the water supply is required in order to service this development. Please contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel: 0330 303 0119) or www.southernwater.co.uk

Ref: AWDM/1282/17

TOWN AND COUNTRY PLANNING ACT 1990
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YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES FROM THE ABOVE ORDER. THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT WOULD BE WELL FOR YOU TO CONSULT YOUR SOLICITOR IF YOU ARE IN ANY DOUBT

Appeals to the Secretary of State

1. If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

2. If you want to appeal, then you must do so within six months, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

3. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances, which excuse the delay in giving notice of appeal.

4. The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

5. In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

Purchase Notices

6. If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

7. In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Planning Act 1990.

8. Further correspondence about this application should quote the reference number at the top right hand corner of the form.

9. Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent or approval which may be required under the Building Act and Building Regulations, or any other legislation.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

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However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).