County Planning
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west sussex county council

Application No: WSCC/034/15/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:-

Installation of temporary classroom. At St. Nicholas & St. Mary CofE 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 18 May 2015 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

1. The development to which this permission relates shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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

2. The development shall not take place other than in accordance with the approved plans:
   - Site Plan (drawing ref. 6494-PM-15/15 Rev A);
   - External Elevations (drawing ref. 6494-PM-15/30);
   - North Elevation Ramp (drawing ref. 6494-PM-15/40);
   - Electrical (drawing 6494-PM-15/60 Rev. A);
   - Drainage Plan (drawing 6494-15/80 (as updated to show location of trees);

   save as varied by the conditions hereafter.

   Reason: To secure a satisfactory development.

Date 02/07/15 Signed
Strategic Planning Manager .....

***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

3. The temporary classroom unit identified on the approved Site Plan, and all associated development including hardstanding and the ramped access, shall be removed from the site and the land restored to grass, with levels to match the surrounding land, either:

   a) on or before 2 July 2018, or

   b) within three months of the unit ceasing to be used or required for the purposes outlined in the application, or

   c) within three months of the first occupation of any replacement accommodation at the school,

   whichever occurs soonest.

   Reason: To allow for the justification of the temporary development to be reconsidered at the expiry of the extended timeframe.

4. Development shall not commence until a surface water drainage scheme has been submitted to and approved by the County Planning Authority. Thereafter the drainage scheme shall be implemented in full as approved.

   Reason: to accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that the development does not exacerbate flooding or pollution.

5. Development shall not commence until a scheme of foul water drainage has been submittted to an approved by the County Planning Authority. Thereafter the approved scheme shall be implemented in full as approved.

   Reason: to accord with paragraphs 103 and 120 of the NPPF (2012) to ensure that the development does not exacerbate flooding or pollution.

6. No deliveries of material relating to the construction of the development shall take place between 8.30am and 9.30am and 2.45pm and 3.450pm on any school day during school term time.

   Reason: In the interests of the safety of school students and to avoid congestion of local roads.

7. The windows on the southern elevation of the building (shown on External Elevations, dwg 6494-PM-15/30) shall be obscure glazed and maintained as such throughout the duration of the development.

   Reason: in the interests of protecting the residential amenity of the adjacent occupiers.

8. The area between the building hereby approved and no. 95 Eastern Avenue shall be fenced off in a way that prevents access by pupils.

   Reason: in the interests of protecting the residential amenity of the adjacent occupiers.

Date 22/07/15 Signed
Strategic Planning Manager .....

9. The external bulkhead lights shown on approved plan 'Electrical' (drawing 6494-PM-15/60 Rev. A) shall be pointed downwards and into the school site to the north, away from residential properties.

   Reason: in the interests of minimising the impact of light spill on neighbouring residential occupiers.

10. Construction work shall not take place other than in accordance with BS5837:2012 - Trees in relation to design, demolition and construction, including excavation by hand in areas closest to trees.

    Reason: to ensure existing trees on the site are protected.

INFORMATIVES

A. In determining this planning application, the County Planning Authority has worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application by liaising with consultees, respondents and the applicant/agent and discussing changes to the proposal where considered appropriate or necessary.

B. The Environmental Health Authority, Adur & Worthing Councils, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any noise nuisance from the site. The applicant is advised that normal construction hours, as defined by Adur & Worthing Councils under COPA, are 8am-6pm Monday-Friday, 9am-1pm Saturday and not at all on Sundays, bank or public holidays. The Best Practical Means, as defined by s72 of COPA, to reduce noise from the site to a minimum must be employed at all times. For any queries on this matter, please contact the Environmental Health department of Adur & Worthing Councils on 01273 263331 for Adur, or 01903 221064 for Worthing.

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

Date 02/07/15 Signed
Strategic Planning Manager .....

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.

Date 02/07/15 Signed
Strategic Planning Manager .....