Adur District Council

Planning, Regeneration and Wellbeing

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0944/14

Details of Development
PART TWO-STOREY AND PART SINGLE-STOREY EXTENSION TO WEST ELEVATION FOR GARDNER AND SCARDIFIELD TO EXTEND SALES AREA ON GROUND AND FIRST FLOOR

Location of Development
1 - 3 SOUTH STREET LANCING WEST SUSSEX BN15 8AE

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 23rd July 2014.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
05/01/2015

ADUR DISTRICT COUNCIL
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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. The development hereby permitted shall be carried out in accordance with the following approved plans:-

Site Plan (1:1250) Date valid 23.07.2014
Block Plan (1:500) Date valid 23.07.2014
Layout Plan (1:200) Date valid 23.07.2014
Drawing No: 13/839/01 Existing Ground Floor Plan, Date valid 23.07.2014
Drawing No: 13/839/02 Proposed Ground Floor Plan, Date valid 23.07.2014
Drawing No: 13/839/03 Rev A Existing First Floor Plan, Received 24.11.2014
Drawing No: 13/839/04 Rev A Proposed First Floor Plan, Received 24.11.2014
Drawing No: 13/839/05 Rev A Existing and Proposed Elevations, Received 24.11.2014

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

03. Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:-

(1) A preliminary risk assessment which has identified:-
- all previous uses;
- potential contaminants associated with those uses;
- a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.

(2) A site investigation scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

(3) The site investigation results and the detailed risk assessment (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

(4) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the express consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include any plan (a 'long-term monitoring and maintenance plan') for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan, and for the reporting of this to the Local Planning Authority.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23 'Planning and Pollution Control' [and saved policy RES9 of the Worthing Local Plan].*

04. No development shall be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls (including windows and doors) of the proposed extension 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/samples.

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

05. The first-floor window in the west elevation of the extension hereby permitted shall at all times be glazed with obscured glass.

Reason: *To prevent overlooking and to comply with saved policy AG1 of the Adur District Local Plan.*

06. The extension hereby permitted shall not be occupied until space has been laid out within the site in accordance with the details shown on the approved layout plan for the parking and turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a parking and turning area incidental to the use of the Garden Centre.

Reason: *In the interests of highway safety.*

07. No development shall take place unless and until details of the size, form and appearance of the external display stands/racking shown on the approved layout plan have been submitted to and approved in writing by the Local Planning Authority.

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

08. No sales items, products, crates, packing materials, nor any other items, shall be stacked, stored or displayed on the site except within the buildings (including the detached secure storage building and lean-to attached to the north side of the main building) and the specific provision for external display as agreed under condition 7 of this permission.

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

Informatives / Notes to Applicant

01. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local 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.