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Development Control

PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0235/10**

Mr Ivan Salter
A J Salter and Son
50 Windsor Road
Worthing
West Sussex
BN11 2LY

Details of Development
REDEVELOPMENT OF CAR STORAGE/SALES SITE WITH 5 TWO-BEDROOM HOUSES SERVED BY NEW ACCESS DRIVE AND PARKING AREA (OUTLINE APPLICATION WITH ALL MATTERS RESERVED)

Location of Development
42 - 44 LECONFIELD ROAD LANCING WEST SUSSEX BN15 9JB

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 1st July 2010.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

Dated this 14th day of September 2010

SCHEDULE

Reasons for Granting Permission

01. The proposed development is within the built-up area and would help meet the need for additional housing without detracting from the existing local urban environment. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would provide a satisfactory environment for the occupiers and not result in pollution subject to sufficient measures to deal with ground contamination. It would consequently not conflict with the policies of the Adur District Local Plan (AG1, AH2), PPS3 and PPS23.

Conditions

01. Approval of the details of access, appearance, landscaping, layout and scale (hereinafter called "the reserved matters") shall be obtained from the Local Planning Authority in writing before any development is commenced; plans and particulars of the reserved matters shall be submitted in writing to the Local Planning Authority and shall be carried out as approved; and application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of 3 years from the date of this permission.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990.*

02. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be approved.

    Reason: *To enable the Local Planning Authority to control the development in detail and to comply with section 92 of the Town and Country Planning Act 1990 .*

03. This permission relates to the Site Plan included on Drawing No. 1509:1 received on 1 July 2010 and it shall not purport or be deemed to grant approval to the details submitted as supplementary information shown on plan 1509:5.

    Reason: *For the avoidance of doubt and to enable the Local Planning Authority to retain control over the detailed design.*

04. No development shall take place until details of walls and/or fences (including any existing boundary walls and fences to be retained or altered) have been submitted to and approved in writing by the Local Planning Authority and the buildings shall not be occupied until such walls and/or fences have been erected or altered.

    Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan.*

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05. The houses hereby permitted shall not be occupied until provision for access and parking of 5 cars and for secure covered storage of 10 cycles has been made in accordance with details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be used only for access and parking of vehicles and cycles incidental to the use of the proposed development.

Reason: *To ensure adequate provision for parking clear of the highway.*

06. The buildings hereby permitted shall not be occupied until space has been laid out within the site in accordance with details to be submitted to and approved in writing by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: *In the interest of highway safety.*

07. The access shall be laid out to provide visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres by 2 metres on each side of the access based on the existing highway boundary. No other work shall be carried out on the site until the above mentioned splay areas have been provided and thereafter they shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: *In the interests of highway safety.*

08. No development shall be carried out until all buildings and structures existing on the application site at the date of this permission (except boundary walls or fences approved for retention under condition 04 above) have been demolished, the debris removed from the site and the site cleared.

Reason: *In the interests of amenity and to comply with policy AH2 of the Adur District Local Plan.*

09. 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;
- 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.

PTO

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 developments 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 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.*

10. If, during development, contamination not previously identified is found to be present at the site, then, unless otherwise agreed in writing with the Local Planning Authority, no further development shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an amendment to the remediation strategy detailing how this unsuspected contamination shall be dealt with.

Reason: *To prevent pollution of groundwater and in the interests of environmental protection and public health and safety, in compliance with PPS23.*

11. The development hereby permitted shall not be commenced until a scheme to dispose of surface and roof water has been submitted to and approved by the Local Planning Authority and the buildings shall not be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority. No infiltration of surface water drainage into the ground shall take place except where the details submitted under condition 09 above have demonstrated that there is no risk to controlled waters and the written approval of the Local Planning Authority has been obtained under this condition.

Reason: *To prevent pollution of groundwater having regard to PPS23.*