ADUR
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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/0413/08

Mr Sam Masters
Gary Jones Associates
21 Carlton Crescent
Southampton
Hampshire
SO15 2ET

Details of Development
EXTENSION TO PLANT ROOM ON NORTH SIDE; INSTALLATION OF GROUND SOURCE HEAT PUMP WITH 8 BOREHOLES AND PIPEWORK BENEATH ADJACENT GRASSED AREA; 36 PHOTOVOLTAIC SOLAR PANELS AND 5 HOT WATER SOLAR COLLECTORS ON ROOF OF MAIN BUILDING

Location of Development
ADUR OUTDOOR ACTIVITIES CENTRE BRIGHTON ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 5LT

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 8th September 2008.

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

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

29/10/2008

SCHEDULE

Reasons for Granting Permission

01. The proposal is a sustainable form of development that would help reduce carbon dioxide emissions as set out in Government policy in PPS1 (and the Supplement 'Planning and Climate Change') and PPS22, without having unacceptable detriment to the Site of Special Scientific Interest or the visual amenities of the surrounding area. It would consequently not conflict with the policies LOC2, NE11-12, CH3, ERA2, ERA5, DEV1 of the West Sussex Structure Plan and AG1, AC4, AR1, AR15, AR17 of the Adur District Local Plan.

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. No development shall be carried out unless and until the north-west and south-west elevations of the proposed plant room and details of the external materials for its walls and roof, plus details of the proposed rooftop balustrade, have been submitted to and approved in writing by the Local Planning Authority.

    Reason: *In the interests of visual amenity and to comply with policy AR17 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. This permission relates to the application as amended by the revised plans 1751/M/004-T1, 005-T2, 006-T2 and 012-T1 received on 14 October 2008.

    Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AR17 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

04. No construction work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for temporary parking and loading/unloading of all Contractors vehicles, and for Contractors buildings, plant, and stacks of materials and such provision shall be retained for these purposes throughout the period of work on the site.

    Reason: *In the interests of highway safety and amenity and to comply with policy DEV4-5 of the West Sussex Structure Plan.*

PTO

05. Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with these approved details. The details submitted under this condition shall include a revised Method Statement that addresses the issues raised by the Environmental Agency in their email of 16 October 2008.

Reason: *To safeguard against pollution of controlled waters and risk to public health and safety in compliance with policy ERA5 of the West Sussex Structure Plan.*