Adur District Council

Development Management

Ms Alvin Chantler
The Surveyors Partnership
11 Priory Road
Tonbridge
TN9 2AQ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0543/17

Details of Development
VARIATION OF CONDITION 8 OF AWDM/0703/16 TO STATE THE 3 AIR CONDITIONING UNITS HEREBY APPROVED SHALL BE INSTALLED IN ACCORDANCE WITH DETAILS PROVIDED IN EMAIL FROM THE APPLICANT'S AGENT DATED 22ND MAY 2017. DAIKIN FFQ50XC COMPACT CASSETTE MATCHED TO A RXS5OL INVERTER OUTDOOR CONDENSING UNIT. THEY SHALL NOT BE ALTERED OR REPLACED WITHOUT PRIOR CONSENT FROM THE LOCAL PLANNING AUTHORITY.

Location of Development
NORTHBOURNE MEDICAL CENTRE 193A UPPER SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6BT

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 12th April 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
27/06/2017

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
PROP ELEVATIONS, SITE & BLOCK	SP1411:11	12.04.2017
FULLY FLAT CASSETTE	FFQ-C/FXZQ-A	12.04.2017
ORDER 2015 NOTICE		12.04.2017
DESIGN AND ACCESS STATEMENT		06.05.2016
LOCATION AND BLOCK PLAN	103	06.05.2016
EXISTING PLANS AND ELEVATIONS	104	06.05.2016
PROPOSED PLANS AND ELEVATIONS	105	06.05.2016
RXS Technical Data Sheet		12.04.2017

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

03. No part of the development shall be first occupied until the covered and secure cycle parking spaces approved by email dated 25th April 2017 under condition 3 of AWDM/0703/16 have been provided. Spaces shall remain as such at all times unless otherwise 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.*

04. No construction work for the implementation of the development shall take place on site except between the hours of 08.00 and 18.00 on Monday to Friday and between 08.00 and 13.00 hours on Saturdays. No work shall take place on Sundays or Bank or Public Holidays.

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

05. The Construction Management Plan approved by email dated 25th April 2017 under condition 5 of AWDM/0703/16 shall be implemented and adhered to throughout the entire construction period unless otherwise amended and agreed in writing by the LPA.

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

06. No deliveries to the medical centre (including the pharmacy) shall take place except between the hours of 07.00 and 18.30 on Mondays to Saturdays.

Reason: *In the interests of highway safety and residential amenity.*

07. Work shall be carried out in accordance with the design detailing shown on approved drawing 105 received 5th May 2016 to include a timber door and timber sliding sash windows to match precisely the design, sub-divided proportions, profiles, opening method, heads and cills and set-back from the external wall face as those in the existing building. The face brick, parapet capping and decorative banding shall be carried out and completed to match that existing on the building.

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

08. The 3 Air Conditioning units shown on the approved drawing shall consist of those specified on the application forms and the submitted Technical Data Sheet. The units shall be maintained regularly and shall not be replaced, unless like-for-like without prior consent from the Local Planning Authority.

Reason: *In the interests of amenity and to ensure that there is no harmful environmental effect in accordance with saved Policy AH7 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 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. Precautionary land contamination

This site is situated on or adjacent to a site which has been identified through Adur and Worthing Councils' Contaminated Land Inspection Strategy as having the potential to be contaminated. If during development, any visibly contaminated or odorous material, (for example asbestos, stained soil, petrol/diesel/solvent odour, underground tanks/vessels or associated pipework) is found to be present at the site, it is the responsibility of the owner and developer to establish the extent of any potentially harmful material on this site. It is advised that no further development shall be carried out until it has been investigated. It is recommended that the Local Authority's Environmental Health Department is contacted for further advice.

Ref: AWDM/0543/17

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 of the date of this notice, using a form which you can get from the Planning Inspectorate at Customer Support Unit, Room 3/15 Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

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.