Environment & Development

WB/07/1320/CCR3

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No: WB/1320/07
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To Director for Children & Young Peoples 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:-

Demolition of existing church hall and the construction of a new 3 bedroom residential unit, together with ancillary accommodation and car parking at Durrington Residential Unit, Durrington Lane, Worthing, West Sussex, BN13 2QQ

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 17 October 2007 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

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

2. There shall be no departure from the submitted plans numbered 07 045 dated September 2007, 07 045 A200 Rev E dated 16 January 2008 and 07 045 A201 Rev C dated 16 January 2007 without the prior written consent of the County Planning Authority.

   Reason: To secure satisfactory development.

Date 19/02/08 Signed for Head of Planning Services .....

***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 ON THE BACK OF THIS FORM

180

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No:WB/1320/07
REGULATION 3

3. No development shall be carried out until a schedule of materials and finishes and, where so required by the County Planning Authority, samples of such materials and finishes to be used for external walls and roofs of the proposed building (including details of the appearance and finish of the bow top fencing) and where appropriate surfacing materials have been submitted to and approved by the County Planning Authority.

   Reason: In the interests of the amenity and to ensure a building of visual quality.

4. The building shall be used as a three bedroom residential unit to accommodate children with special needs and for no other purpose (including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 or in any provision equivalent to that class in any other statutory instrument revoking and re-enacting that Order).

   Reason: To ensure the use of the building does not have a harmful environmental effect in the interest of amenity.

5. No plant, machinery or vehicles shall be operated on the site except between the hours associated with the construction of the development hereby approved:

   8.00 am and 6.00 pm on Mondays and Fridays inclusive;
   8.00 am and 1.00 pm on Saturdays; and

   not at any time on Sundays or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

   Reason: In the interests of residential amenity.

6. The building hereby permitted shall not be occupied until the existing access to the site from Durrington Lane has been stopped up permanently and obliterated.

   Reason: In the interests of road safety.

7. The development hereby permitted shall not be brought into use until the car parking provision shown on the submitted plans has been provided on site. Once provided the parking provision shall be kept available for that use.

   Reason: To maintain the free flow of traffic in the interests of highway safety.

Date 19/02/08 Signed for Head of Planning Services .....

180

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No:WB/1320/07
REGULATION 3

8. The use of the access and car parking area shall not be commenced until both areas have been laid out, surfaced and provided with suitable drainage to prevent surface water run off onto the highway.

   Reason: To ensure a satisfactory standard of development.

9. No construction or building work shall be carried out on the site until there is available within the site, in accordance with details to be submitted to and agreed in writing by the County Planning Authority, provision for all temporary contractors buildings, plant and stacks of materials associated with the development together with the temporary parking of vehicles and the loading and unloading of vehicles associated with the building and other operations on the site throughout the period of work required to implement the development hereby permitted.

   Reason: In the interests of road safety.

10. No work shall be carried out on the site unless and until an effective vehicle wheel-cleaning facility has been installed in accordance with details approved by the County Planning Authority and such facility shall be retained in working order and operated throughout the period of work on the site.

    Reason: In the interests of road safety and to ensure that vehicles do not leave the site carrying earth and mud on their wheels in a quantity which causes nuisance or hazard on the road system in the locality.

11. No development shall take place until there has been submitted to and approved by the County Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. A protected/raised planting area shall be provided adjacent to the south elevation of the new building. In addition, all trees and hedges on the land shall be indicated including details of the existing maple tree and the section of hedge to be retained, together with measures for their protection in the course of the development,in accordance with BS5837. The perimeter Hedge shall thereafter be maintained at a height of no less than 1.8m.

    Reason: In the interests of the amenity and of the environment of the development.

Date 19/02/08 Signed for Head of Planning Services .....

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No:WB/1320/07
REGULATION 3

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others or similar size and species, unless the County Planning Authority gives written consent for any variation.

Reason: In the interests of the amenity and of the environment of the development.

13. Unless otherwise agreed in advance and in writing by the County Planning Authority, no development shall take place until full details relating to the design and appearance of the wall to enclose the south boundary of the amenity/patio area have been submitted to the County Planning Authority for approval in writing.

Reason: In the interests of visual amenity.

14. No development shall be carried out until all buildings and structures (excluding the rear boundary wall) existing on the application site at the date of this permission have been demolished, the debris removed from the site and the site cleared.

Reason: In the interests of the amenities of the locality.

15. Unless otherwise agreed in advance and in writing by the County Planning Authority, no external lighting shall be installed either on the building or anywhere within the site. This exclusion shall not prohibit the installation of sensor-controlled security lighting which shall be designed and shielded to minimise light spillage beyond the site boundary.

Reason: In the interests of amenity.
Note:
Any proposed external lighting should comply with the Institution of Lighting Engineers (ILE) Guidance Notes for the Reduction of obtrusive Light (2005).

Date 19/02/08 Signed for Head of Planning Services .....

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No:WB/1320/07
REGULATION 3

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order) no additions to, or extensions or enlargements of, or alterations affecting the external appearance of, the building hereby approved shall be made or erected unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: To retain control over the enlargement/alteration of the building in the interests of the proper planning and amenities of the area.

INFORMATIVES

A. The attention of the applicant is drawn to the contents of the attached letters from The Environment Agency and Sussex Police dated 24 October 2007 and 6 November 2007 respectively.

B. The applicant's attention is drawn to the requirement to provide for emergency access arrangements to the site and should ensure for themselves that the measures to be provided at the premises meet site specific fire safety requirements for this particular site, location and use that are normally sought by the County Fire Officer.

C. The specification for the closure of the existing access should be obtained from the Area Highway Engineer, (Tel: 01243 642105) in advance of the closure works taking place.

D. The applicant is advised to ensure that appropriate measures are undertaken within the site to ensure that surface water emanating from the proposed building is effectively and satisfactorily disposed of.

E. The proposed residential unit meets the main material considerations in that it is;

- Consistent with Development Plan policy
- Acceptable in terms of its design and appearance and relationship with the surrounding area
- Acceptable in Highway terms.

In making this decision account was taken of the following planning policies:

The Adopted West Sussex Structure Plan 2001-2016 (2004)
Policies LOC1 (Locational strategy), NE11 (Community facilities and services), CH1 (Character), ERA1 (making the best use of land)
and DEV1 (High Quality).

Date ....19/02/08.... Signed
for Head of Planning Services .....

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No:WB/1320/07
REGULATION 3

The Worthing Borough Plan 2003
Policies BE1 (Design Quality), BE16 (Landscaping) and SC2 (New or improved education facilities).

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 West Sussex County Council, Planning Services (Development Group) of visiting the website at http://westsussex.gov.uk/ePlanningOPS

Date 19/02/08 Signed for Head of Planning Services

Mr Michael Draper
West Sussex County Council
Development Control
County Hall Tower Street
Chichester
West Sussex
PO19 1RH

Our ref: SX/2007/102956/01-L01
Your ref: WB%07

Date: 24 October 2007

Dear Michael Draper

DEMOLITION OF EXISTING CHURCH HALL AND THE CONSTRUCTION OF A NEW 3 BEDROOM RESIDENTIAL UNIT, TOGETHER WITH ANCILLARY ACCOMADATION AND CAR PARKING
DURRINGTON RESIDENTIAL UNIT, 6, DURRINGTON LANE, WORTHING, WEST SUSSEX, BN13 2QQ

Thank you for your consultation regarding the above which was received on 22 October.
This proposal falls within the scope of the Environment Agency's Groundwater and Contaminated Land Standing Advice and therefore the Agency should not have been consulted on this application.

The site lies within a sensitive groundwater area. Groundwater is therefore potentially at risk from activities at the site and all precautions must be taken to avoid discharges and spills to ground both during and after construction.

Yours sincerely,

Miss Catherine McLeod
Planning Liaison Assistant

Direct dial 01903 703858
Direct fax 01903 215884
Direct e-mail catherine.mcleod@environment-agency.gov.uk

End