Adur District Council

Development Management

Mr Lyndon Gill
Iceni Projects Limited
Flitcroft House
114-116 Charing Cross Road
London
WC2H 0JR

APPROVAL OF RESERVED MATTERS

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)(ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/1006/16

In pursuance of their powers under the above-mentioned Act and Order for the reason stated hereunder the Council hereby notify their APPROVAL of the following application comprising:

Details of Development
RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION AWDM/0935/13 DATED 16.06.2015 FOR THE COMPREHENSIVE, MIXED USE DEVELOPMENT OF GENERAL INDUSTRIAL LAND AT THE RIVERBANK BUSINESS CENTRE AND NOS. 12-18 OLD SHOREHAM ROAD - INCLUDING RESERVED MATTERS RELATING TO DETAILS OF APPEARANCE, LAYOUT, SCALE AND LANDSCAPING FOR THE DELIVERY OF 120 NEW DWELLINGS (USE CLASS C3), RETAIL STORE (USE CLASS A1), CAFE (USE CLASS A3).

Location of Development
RIVERBANK BUSINESS CENTRE 39 OLD SHOREHAM ROAD SHOREHAM-BY-SEA WEST SUSSEX

being matters reserved for the subsequent approval of the Local Planning Authority in the permission granted in response to Outline Application No. AWDM/0935/13 subject to compliance with the additional conditions specified hereunder.

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
24/03/2017

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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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
FLAT BLOCK 3 ELEVATIONS 2	13.152.324	19.07.2016
FLAT BLOCK 4 GROUND FLOOR	13.152.325	19.07.2016
FLAT BLOCK 4 FIRST-THIRD FLOOR	13.152.326	19.07.2016
HOUSETYPE 1 PLAN	13.152.400	19.07.2016
HOUSETYPE 1 ELEVATIONS	13.152.401	19.07.2016
HOUSETYPE 2 PLAN	13.152.402	19.07.2016
HOUSETYPE 3 PLAN	13.152.403	19.07.2016
HOUSETYPE 4 PLAN	13.152.405	19.07.2016
HOUSETYPE 4 ELEVATIONS	13.152.406	19.07.2016
HOUSETYPE 5 PLAN	13.152.407	19.07.2016
HOUSETYPE 5 ELEVATIONS	13.152.408	19.07.2016
HOUSETYPE 6 PLAN	13.152.409	19.07.2016
HOUSETYPE 6 ELEVATIONS	13.152.410	19.07.2016
HOUSETYPE 7 PLAN	13.152.411	19.07.2016
ROPETACKLE DEVELOPMENT	13.152.500	08.07.2016
SOCIO-ECONOMIC IMPACT REPORT		08.07.2016
STATEMENT OF COMMUNITY INTEREST		08.07.2016
BREEAM PRE-ASSESSMENT		08.07.2016
DRAINAGE STRATEGY REPORT		08.07.2016
SUPPORTING STATEMENT		08.07.2016
LOCATION PLAN	13.152.001	19.07.2016

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Reference/Drawing Number	Version	Date Rec
EXISTING SITE PLAN	13.152.002	19.07.2016
SITE SURVEY	13.152.003	19.07.2016
PHASING PLAN	13.152.004	19.07.2016
PROPOSED SECOND FLOOR PLAN	13.152.103	19.07.2016
PROPOSED ROOF PLAN	13.152.104	19.07.2016
STREET SCENE 1 & 2	13.152.200	19.07.2016
FLATS BLOCK 1 GF PLAN	13.152.300	19.07.2016
FLATS BLOCK 1ST FLOOR PLAN	13.152.301	19.07.2016
FLATS BLOCK 1 2ND FLOOR PLAN	13.152.302	19.07.2016
FLATS BLOCK 1 3RD FLOOR PLAN	13.152.303	19.07.2016
FLATS BLOCK 1 4TH FLOOR PLAN	13.152.304	19.07.2016
FLATS BLOCK 1 5TH FLOOR PLAN	13.152.305	19.07.2016
FLATS BLOCK 1 6TH FLOOR PLAN	13.152.306	19.07.2016
FLATS BLOCK 1 ROOF PLAN	13.152.307	19.07.2016
FLATS BLOCK 1 ELEVATIONS 1	13.152.308	19.07.2016
FLATS BLOCK 1 ELEVATIONS 2	13.152.309	19.07.2016
FLAT BLOCK 2 PROPOSED ROOF PLAN	13.152.316	19.07.2016
FLAT BLOCK 3 GROUND FLOOR PLAN	13.152.320	19.07.2016
FLAT BLOCK 3 FIRST FLOOR PLAN	13.152.321	19.07.2016
PLOT 77 & 78 REAR ELEVATION	13.152.404 Rev A	20.01.2017
FLAT BLOCK 4 ELEVATIONS	13.152.327 Rev A	20.01.2017
PROPOSED FIRST FLOOR PLAN	13.152.102 B	20.01.2017
PROPOSED GROUND FLOOR PLAN	13.152.101 B	20.01.2017
STREET SCENE 3 & 4	13.152.201 Rev A	11.11.2016
STREET SCENE 5 & 6	13.152.202 Rev A	11.11.2016
STREET SCENE 7 & 8	13.152.203 Rev A	11.11.2016

Reference/Drawing Number	Version	Date Rec
FLAT BLOCK 2 PROPOSED GF PLANS	13.152.311 Rev A	11.11.2016
FLAT BLOCK 2 PROPOSED FF PLANS	13.152.312 Rev A	11.11.2016
FLAT BLOCK 2 PROP SECOND F PLANS	13.152.313 Rev A	11.11.2016
FLAT BLOCK 2 PROP THIRD F PLANS	13.152.314 Rev A	11.11.2016
FLAT BLOCK 2 PROP FOUTH F PLANS	13.152.315 Rev B	11.11.2016
FLAT BLOCK 2 ELEVATIONS 1	13.152.318 Rev A	11.11.2016
FLAT BLOCK 2 ELEVATIONS 2	13.152.319 Rev A	11.11.2016
FLAT BLOCK 3 SECOND/THIRD FLOOR	13.152.322 Rev A	11.11.2016
FLAT BLOCK 3 ELEVATIONS 1	13.152.323 Rev A	11.11.2016
BOUNDARY TREATMENT	13.152.330 Rev A	11.11.2016
HOUSETYPE 7 ELEVATIONS	13.152.412	11.11.2016

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

02. No development shall be carried out unless and until a schedule of materials and finishes to be used for the external walls (including windows and doors) and roofs of the proposed buildings has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policies AG1 and AH2 of the Adur District Local Plan.*

03. Prior to the commencement of development, details of all windows to be obscure glazed, together with their level of obscurity and opening details shall be submitted to and approved by the Local Planning Authority and the approved details shall be maintained thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To protect the amenities of neighbouring residential properties.*

04. No development approved by this permission shall commence until full details for the sizing and location of soakaways have been approved by the Local Planning Authority.

Reason: *To ensure the development is satisfactorily drained.*

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05. No development approved by this permission shall commence until the outcome of an application to the Lead Local Flood Authority for approval to culvert or divert the ditch has been received by the Planning Authority'.

Reason: *To ensure that the development is satisfactorily drained.*

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.

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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, 12 weeks for a minor commercial (shop front) of the date of this notice. Appeals must be made using a form which you can get from the Secretary of State online at https://acp.planninginspectorate.gov.uk or at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000).

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.

Reduced time for making a planning appeal where enforcement action is being taken

Where an enforcement notice has been served in relation to the same, or substantially the same, development as in the planning application no earlier than 2 years before the date the application was made, the period for receiving a planning appeal is within 28 days of the date on the planning application decision notice or of the date by which the LPA should have decided the application.

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However, the LPA may formally decline to determine a retrospective planning application for permission for any development contained within a pre-existing enforcement notice served on or after 6 April 2012, where that notice was issued before the application was received by the LPA (see above). There is no right to make a planning appeal in such circumstances.

Where an enforcement notice was served in relation to the same, or substantially the same, development after the decision notice on the application was issued or after the end of the period the LPA had to determine the application, the period for receiving a planning appeal is within 28 days of the date the enforcement notice was served (unless this would extend the period beyond the normal 12 weeks or 6 months deadline).