ADUR DISTRICT COUNCIL

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PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/0649/23

Details of Development
ERECTION OF TWO TEMPORARY CLASSROOM BLOCKS ON EXISTING PLAYGROUND, WITH ASSOCIATED SITE COMPOUND AND NEW TEMPORARY ACCESS FROM BUCKINGHAM CLOSE.

Location of Development
ST NICOLAS AND ST MARY C E PRIMARY SCHOOL EASTERN AVENUE SHOREHAM-BY-SEA WEST SUSSEX BN43 6PE

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 22nd May 2023.

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
17/07/2023

Ref: AWDM/0649/23

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
SERVICES LOCATION PLAN	00-01-DR-B-1005 Rev P1	15.06.2023
PROPOSED TEMP CALSSROOMS LOCATIONS	00-01-DR-B-1006 P5	22.05.2023
BLOCK 1 PLANS	00-01-DR-B-1110 P5	22.05.2023
BLOCK 1 ROOF PLAN	00-01-DR-B-1111 P3	22.05.2023
BLOCK 2 PLANS	00-01-DR-B-1112 P2	22.05.2023
BLOCK 2 ROOF PLAN	00-01-DR-B-1113 P2	22.05.2023
BLOCK 1 E & N ELEVATIONS	00-01-DR-B-1240 P4	22.05.2023
BLOCK 1 W & S ELEVATIONS	00-01-DR-B-1241 P4	22.05.2023
TEMPORARY MALE TOILET BLOCK	00-01-DR-B-1242 P4	22.05.2023
BLOCK 2 E & N ELEVATIONS	00-01-DR-B-1243 P2	22.05.2023
BLOCK 2 W & S ELEVATIONS	00-01-DR-B-1244 P2	22.05.2023
TEMPORARY FEMALE TOILET BLOCK	00-01-DR-B-1245 P2	22.05.2023
LOCATION PLAN	00-01-DR-B-1 P6	28.06.2023
ARBORICULTURAL IMPACT ASSESSMENT	199729 Rev 2	28.06.2023
TREE SURVEY	APPENDIX I	28.06.2023
TREE CONSTRAINTS PLAN	APPENDIX II	28.06.2023
TREE PROTECTION PLAN	APPENDIX III	28.06.2023
TRAFFIC MANAGEMENT DETAILS		24.05.2023
PLANNING STATEMENT		24.05.2023
PRELIMINARY ECOLOGICAL APPRAISAL		24.05.2023
CONSTRUCTION ENVIRONMENT MANAGEMENT PLAN		24.05.2023

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

02. The building and works hereby permitted shall be removed and the land restored to its former condition, or to a condition to be agreed in writing by the Local Planning Authority, on or before the expiration of the period ending on 31 July 2025.

Reason: *To enable the Local Planning Authority to review the special circumstances under which this permission is granted and to ensure the removal of the temporary access and the appropriate restoration of the school playing field.*

03. Works of construction or demolition, including the use of plant and machinery, necessary for implementation of this consent shall be limited to the following times.

Monday - Friday 08:00 - 18:00 Hours
Saturday 09:00 - 13:00 Hours
Sundays, Bank and Public Holidays no work permitted

Any temporary exception to these working hours shall be agreed in writing by the Local Planning Authority at least five days in advance of works commencing. The contractor shall notify the local residents in writing at least three days before any such works.

Reason: *To safeguard the residential amenity of the area.*

04. The development hereby permitted shall be implemented in full accordance with the approved Construction Environment Management Plan dated May 2023 unless otherwise agreed in writing with the Local Planning Authority.

Reason: *In the interests of the amenities of neighbouring residential properties in accordance with policy 17 of the Adur Local Plan 2017.*

05. Means of vehicular construction access to and from the site shall be from Buckingham Close only (via the northern section of the playing field).

Reason: *To secure safe and satisfactory means of vehicular access to and from the site during the construction period in the interests of highway safety.*

06. Tree protection measures shall be implemented in full throughout the construction period in accordance with all recommendations as set out in the approved Arboricultural Impact Assessment 199729 Rev 2 received 28 June 2023.

Reason: *To protect existing high value trees in the interests of the local landscape.*

07. The development hereby permitted shall be implemented in full accordance with the Preliminary Ecological Appraisal unless otherwise agreed in writing with the Local Planning Authority.

Reason: *To ensure the provisions of the ecological appraisal are implemented.*

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 the decision relates to a householder application or minor commercial application, and you want to appeal, then you must do so within 12 weeks of the date of this notice. If the decision relates to express consent for the display of an advertisement, then you must do so within 8 weeks of the date of this notice. If the decision relates to a non-householder application, an appeal must be lodged within 6 months of the date of the decision notice. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision.

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. 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..

7. 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.

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).