WORTHING BOROUGH COUNCIL

Mr Chris Barker
ECE Planning Limited
64-68 Brighton Road
Worthing
BN112EN
United Kingdom

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)

APPLICATION NUMBER: AWDM/0155/24

Details of Development
APPROVAL OF DETAILS RESERVED BY CONDITIONS 3 (AGREE COLOUR), 4 (DETAILS OF GATES, PIERS, INTERCOM), 5 (DETAILS OF ESTATE RAILINGS), 6 (KNEE RAIL, MESH FENCE AND PLANTING), 7 (MANAGEMENT PLAN) AND 8 (TRAVEL PLAN) OF APPLICATION AWDM/2234/21.

Location of Development
COURTLANDS 37 PARKLANDS AVENUE WORTHING WEST SUSSEX BN12 4NG

The Authority has considered your application, and I can confirm the following condition(s) have been **APPROVED** subject to satisfactory implementation and in accordance with the approved plans.

G Peck

Gary Peck
Head of Planning & Development
11/06/2025

SCHEDULE

Approved Date - 10/05/2024

3 The use hereby permitted shall not commence until the kitchen extraction system and odour controls have been implemented in accordance with the approved drawings and specifications and the extraction ductwork painted a colour details of which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of safeguarding residential amenity and to minimise the visual impact of the plant/equipment having regard to saved policies H18 and RES7 of the Worthing Local Plan and policy 16 of the Worthing Core Strategy.*

Approved Date - 11/06/2025

4 No development works shall commence unless and until a specification detailing the materials, colours and external finishes, and drawings and sections detailing the siting and detailed design and profiles of the proposed vehicle and pedestrian entrance gates, and piers with built-in intercom and CCTV have been submitted to and approved in writing by the local planning authority. Thereafter the development shall only be carried out in accordance with the agreed specification and details.

Reason: *To safeguard the historic character of the building and its setting having regard to policy 16 of the Worthing Core Strategy and the NPPF.*

Approved Date - 11/06/2025

5 No development works shall commence unless and until a specification detailing the materials, colours and external finishes, and drawings detailing the height, design and position/alignment of the proposed metal estate railings have been submitted to and approved in writing by the local planning authority. The agreed details shall include access gates (for pedestrians and maintenance purposes). Thereafter the development shall only be carried out in accordance with the agreed specification and details.

Reason: *To safeguard the historic character of the building and its setting having regard to policy 16 of the Worthing Core Strategy and the NPPF.*

Approved Date - 11/06/2025

6 No development works shall commence unless and until a specification detailing the colour/external finish, and drawings detailing the height and precise position/alignment of the proposed knee rail fronting Parklands Avenue, and the 1.8m high powder-coated aluminium green mesh fencing shown on approved plan, have been submitted to and approved in writing by the local planning authority. The agreed details shall include a planting schedule and timetable for planting the proposed new hedge planting shown on the approved plan and supplementary planting to fill any gaps in the existing hedge fronting Parklands Avenue which is to be retained. Thereafter the development shall only be carried out in accordance with the agreed specification, details, planting schedule and timetable.

Reason: *To safeguard the historic character of the building and its setting having regard to policy 16 of the Worthing Core Strategy and the NPPF.*

Approved Date - 11/06/2025

7 The use hereby permitted shall not commence unless and until a Management Plan for the external grounds has been submitted to and approved in writing by the local planning authority. The Plan shall include details of (i) measures necessary to protect the privacy of neighbouring residential occupiers, (ii) a programme of grounds maintenance (including management of the lake, trees, hedges and other vegetation), (iii) ecological appraisal and management plan, (iv) an implementation scheme and timetable for bio diversity enhancement. The Management Plan shall thereafter be implemented in accordance with the agreed details and timetable. A Review of the agreed Management Plan shall be submitted to the local planning authority 12 months following first implementation together with details of any additional or remedial measures considered necessary following liaison/consultation with neighbouring occupiers. The Review of the Management Plan including any agreed additional or remedial measures shall apply at all times thereafter.

Reason: *To safeguard the amenities of neighbouring residential occupiers, to protect the setting of the heritage asset and to enhance the ecology and bio diversity of the site having regard to saved policy H18 of the Worthing Local Plan, policies 16 and 13 of the Worthing Core Strategy and the NPPF.*

Approved Date - 11/06/2025

8 No part of the development shall be first occupied until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: *To encourage and promote sustainable transport.*

Plans Referred to in Consideration of this application

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Reference/Drawing Number	Version	Date Rec
PROPOSED CCTV & GATES	WLD-005-21-37 REV A	22.02.2025
PROPOSED CAR PARKING AND SURROUND GROUNDS	WLD-005-21-29 REV G	14.04.2025
PROPOSED FENCES	WLD-005-21-38	09.05.2025
DETAILED PLANT SCHEDULE AND SPECIFICATION	LLD3085-LAN-SCH-001-05	11.04.2025
HARD AND SOFT GENERAL ARRANGEMENT	LLD3085-LAN-DWG-100-09	14.04.2025
V-MESH FENCING DETAIL	LLD3085-LAN-DWG-300-01	29.01.2025
DETAILED PLANTING PLAN -LOCATION PLAN	LLD3085-LAN-DWG-200-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-201-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-202-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-203-06	14.04.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-204-05	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-205-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-206-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-207-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-208-04	29.01.2025
DETAILED PLANTING PLAN	LLD3085-LAN-DWG-209-04	29.01.2025
PROPOSED EXTERNAL AREAS PLAN	WLD-005-21-56 REV G	25.02.2025
SOFT LANDSCAPE SPECIFICATION	LLD3085-LAN-SPE-001-04	29.01.2025
TRAVEL PLAN	P1818i PL3	05.02.2024
LANDSCAPE & ECOLOGICAL MANAGEMENT PLAN	ECO-REP-001-01-LEMP	05.02.2024

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