County Planning
County Hall
Chichester
PO19 1RH

Tel: 01243 642118

APPLICATION NUMBER: WSCC/021/20
REGULATION 3

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

To: Mr Martyn Abbott
Abbott Surveyors Ltd
19 Bowmans Close
Steyning
United Kingdom
BN44 3SR

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:

Install a temporary modular building for Educational purposes at Herons Dale Primary School Hawkins Crescent Shoreham-By-Sea BN43 6TN

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 17 April 2020 and subject to the conditions specified hereunder:

1. Commencement

The development to which this permission relates shall be begun not later than the expiration of 3 years from the date of this permission. Written notification of the date of commencement shall be sent to the County Planning Authority within 7 days of such commencement.

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

2. Approved Plans/Documents

The development shall not take place other than in accordance with the approved plans and information:

- 1:500 Block Plan (ref. 1007/PL-101 Rev A)
- 1:1250 block plan, building plans, elevations and specification (ref. 1007/PL-102 Rev B)
- Plastisol Colour Chart
- Design and Access Statement (Martyn Abbott, Abbott Surveyors Ltd (April 2020)
- Transport Management Plan (Martyn Abbott, Abbott Surveyors Ltd (June 2020) Revision A (final paragraph added)

save as varied by the conditions hereafter.

Reason: to secure a satisfactory development.

Date: 08 June 2020 Signed: **Michael Elkington**, Head of Planning Services

IT IS IMPORTANT THAT YOU READ THE NOTES IN APPENDIX A

3. Temporary Permission

The classroom building hereby permitted and identified on the approved plan (1:1250 block plan, building plans, elevations and specification (ref. 1007/PL-102 Rev B)) shall be removed from the site and land restored to its former condition, or a condition to be agreed in writing by the County Planning Authority, either:

- On or before the period ending 8th June 2025
- Within 3 months of the building becoming surplus to pupil accommodation needs at the school; or
- Within 3 months of the first occupation of any new permanent replacement accommodation at the school;

Whichever occurs the soonest.

Reason: To review the special circumstances for which a time limited permission is considered acceptable.

4. Protection of Retained Trees

No works for the construction of the development hereby permitted shall take place (including any preparatory works or delivery of equipment, machinery or materials) until protective fencing has been erected in accordance with BS:5837 (Trees in relation to demolition, design and construction– Recommendations(2012)). Thereafter protective fencing shall be maintained until the development has been completed. No storage or excavation shall take place within the approved fenced areas without the prior approval of the County Planning Authority.

Reason: To protect existing trees and shrubs in the interests of the visual amenity and landscape of the locality.

INFORMATIVES

A) In accordance with paragraph 38 of the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive and creative way, and has worked proactively with the applicant by: as appropriate working with consultees. As a result, the County Planning Authority has been able to recommend the grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

B) The granting of any planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received. For further information please contact Adur District Council Environmental Health Department.

C) The developer should at all time employ best practical means to minimise noise disturbance to nearby residents. All construction work practises should comply

with B.S. 5228 1:2009 'Code of practice for noise and vibration control on construction and open sites'.

D) The applicants attention is drawn to the comments of the West Sussex Fire and Rescue Service (WSFRS dated 15th May 2020), in regards to the need for suitable provision for fire safety and availability of water sources for firefighting. Fire Safety matters must be addressed in accordance with the requirements of Building Regulations. Further, the applicant should liaise with WSFRS to ensure that all records of fire hydrants which serve the school are accurately recorded/updated as necessary. For further information please contact Adur District Council and or WSFRS directly.

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 County Planning at West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning.

APPENDIX A: TOWN AND COUNTRY PLANNING ACT 1990

YOUR ATTENTION IS DIRECTED TO THE FOLLOWING NOTES.

THEY ARE FOR INFORMATION ONLY AND DO NOT PRETEND TO SET OUT THE WHOLE OF THE LAW ON THE SUBJECT. IT IS RECOMMENDED THAT YOU CONSULT A SOLICITOR IF YOU ARE IN ANY DOUBT.

1 Appeals to the Secretary of State

(a) 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.

(b) 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 online at www.planning-inspectorate.gov.uk or by writing to the Planning Inspectorate at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN.

(c) The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

(d) The Secretary of State need not consider an appeal if it seems 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.

(e) 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 the Secretary of State.

2 Purchase Notices

(a) 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.

(b) 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 the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town and Country Planning Act 1990.

3 Further correspondence about this application should quote the reference number at the top right hand corner of the form.