Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1074/FULL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE MANAGEMENT ORDER) 2010

Mr Andrew Stevens
The Alexander Partnership
9 Middleton Avenue
Hove
East Sussex
BN3 4PH

PROPOSAL: Variation of condition 1 of Planning Permission WB/08/0624/FULL to allow an increase in the number of children that can be accommodated in the day nursery at any one time from 32 to 36 children.

LOCATION : 12 Manor Road Worthing

DATE REGISTERED 6th January 2011

APPLICANT : Miss Philippa Stephen-Martin

WORTHING BOROUGH COUNCIL, under the above Act and Order, gives you notice that its decision upon your application described above and in plans which accompanied the application, or as subsequently amended prior to consideration, is to

GRANT PERMISSION subject to the following conditions:-

1. The increase in the number of children that can be accommodated in the day nursery at any one time from 32 to 36 children hereby permitted shall be begun before the expiration of five years from the date of this permission.

   Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans except as where specified in any other condition attached to this permission.

   un-numbered site plan attached to planning permission WB/08/0624/FULL

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

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Note: Your attention is drawn to the notes and advice overleaf.

3. The day nursery shall not be open to the public other than as follows:

a) Up to and including 31st October 2013: 7.30 am to 6pm Monday to Friday inclusive and the premises shall be closed on any Saturday, Sunday, Public or Bank Holiday.
b) 1st November 2013 and thereafter; 8am to 6pm Monday to Friday inclusive and the premises shall be closed on any Saturday, Sunday, Public or Bank Holiday.

Reason: To allow the impact of the proposal on neighbour amenity and traffic to be monitored and reviewed in accordance with saved Local Plan Policies SC8, H18 and TR9.

4. The premises shall only be used as a children's day nursery and shall not be used for any other purpose within Class D1 of the Town and Country Planning Uses Classes Order 1987 as Amended except with the prior approval of the Local Planning Authority in an application on that behalf.

Reason: Other uses may give rise to amenity neighbour/crime and disorder or traffic/parking problems or result in an over concentration of care homes in accordance with saved Local Plan Policies SC8, H18 and TR9.

5. The car parking (five spaces) and turning facilities on the site accessed off Rowlands Road shall be used for no purpose other than the parking or turning of vehicles.

Reason: To ensure safe and convenient access and to discourage parking on the street in accordance with saved Local Plan Policies SC8, H18 and TR9 and PPG13: Transport.

6. No ingress or egress to the premises from the Manor Road entrance, nor any use of any outdoor play area, shall take place before 8am.

Reason: To protect the neighbouring occupiers from noise and other disturbance in accordance with saved Local Plan Policies SC8, H18 and TR9.

7. Within one year of the implementation of the increase in numbers of children accommodated at the nursery, a travel plan shall be submitted to the Local Planning Authority for approval and the approved plan shall be implemented in full. The Travel Plan shall include a baseline survey of means of travel to/from the nursery by customers and staff and an action plan to encourage the maximum practicable use of means other than car to access the nursery, including shared car use, and to minimise potential disturbance to nearby residents from on- street parking.

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Note: Your attention is drawn to the notes and advice overleaf.

Reason: To minimise the use and impact of car travel on the environment in accordance with PPG13: Transport and Planning Policy Statement 1: Delivering Sustainable Development.

8. The visibility and pedestrian splays provided at the Rowlands Road entrance under planning permissions WB/96/0581 and WB/95/0536 shall be retained and no obstructions in excess of 0.6 metres in height shall be allowed in the splay areas.

Reason:To ensure safe and convenient access in accordance with saved Local Plan Policies SC8, H18 and TR9 and PPG13: Transport.

Informatives

1. The decision to grant planning permission has been taken having regard to:-

Saved Worthing Local Plan Polices BE1, SC8, H18 and TR9.
Planning Policy Statement: 1 Delivering Sustainable Development
PPG13: Transport
PPS4: Planning for Sustainable Economic Growth
PPG 24: Planning and Noise

and to all relevant material considerations.

The nursery is well established and enjoys good accommodation and facilities and is in a sustainable location. The proposal would intensify the use marginally and help meet a recognised demand and wider economic and social objectives. The site is generally well screened and separated from neighbouring dwellings at a crossroads with access and use of outdoor areas restricted by condition and numbers generally and early morning places in particular capped to minimise potential for disturbance. Access and parking are satisfactory but may be regularized by a travel plan. As such, the proposal should be allowed.

This information is only intended as a summary of the reasons for grant of planning permission. For further details on the decision please see the application report which is available from the Planning Reception at Portland House, Richmond Road, Worthing.

Dated : 22nd March 2011

Executive Head of Planning,
Regeneration and Wellbeing

Note: Your attention is drawn to the notes and advice overleaf.