Worthing
BOROUGH COUNCIL

Portland House
Richmond Road
Worthing BN11 1LF

APPLICATION NO. WB/10/1022/FULL

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

Mr G Kelly
Michael Cook Associates
Brooklyn Chambers
11 Goring Road
Worthing
West Sussex
BN12 4AP

PROPOSAL:	Temporary contractor's site access crossover (including 2.3 metre high Heras fencing) off from Broadwater Road for the construction of the approved (WB10/0740/FULL) hair, beauty and teaching facility for Northbrook College.
LOCATION :	Northbrook College of Further Education Broadwater Road Worthing
DATE REGISTERED	18th November 2010
APPLICANT :	Mr J Rollings

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

GRANT PERMISSION subject to the following conditions:-

1. The development 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.

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[redacted]

Dated : 28th February 2011

Executive Head of Planning,
Regeneration and Wellbeing

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

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:-

   Drawing Nos. L (00) 020 rev. c, LL D311/501 rev. 02, LL D311/502 rev. 02 and LL D311/503 rev. 00.

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

3. The temporary access shall not be used until such time as a Construction Management Plan has been provided which details measures to be put in place to mitigate the impact of construction traffic upon the public highway. The plan shall include details of a proposed banksman on the site access gate to control exiting vehicles.

   Reason: In the interest of road safety.

4. The temporary access shall not be used until such time as an effective vehicle wheel-cleaning facility has been installed in accordance with details provided by the Local Planning Authority and such facility shall be retained in working order and throughout the period of work on site to ensure the vehicles do not carry mud and earth on to the public highway, which may cause a hazard to other road users.

   Reason: In the interests of road safety.

5. The temporary access shall not be used until such time as the access has been constructed in accordance with the approved planning drawings and incorporating the recommendation given in the Stage 1 Road Safety Audit and accepted in the Designers Response.

   Reason: To provide a construction access to the development, in the interests of road safety.

6. Within one month of the completion of the on-site construction works and the ceasing of use of the temporary access by construction traffic, the temporary access shall be permanently closed and the footway, verge and kerbing reinstated in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. At no point shall the temporary access be used for any other purpose than to provide access for construction traffic.

   Reason: In the interests of road safety and to provide a means of access during construction.

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7. Within one month of the cessation of the use of the access and as part of the reinstatement of this area, replacement planting as proposed on the application plus additional under storey planting to be approved in writing by the Local Planning Authority, shall be carried out. In the event that any such tree dies within 5 years following such planting, it shall be replaced by a similar tree in a similar position during the next planting season.

   Reason: In the interests of restoring an appropriate landscaping screen along Broadwater Road.

8. No development, including site works of any description, shall take place on the site unless and until all the existing trees, bushes and hedges to be retained on the site have been protected by a fence in accordance with details which shall be approved in writing by the Local Planning Authority. The fence as agreed shall be erected around each tree (or group of vegetation) at a radius from the bole or boles of 5 metres (or such distance as may be agreed in writing by the Local Planning Authority). Within the areas so fenced off, the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored within such areas. If any trenches for services are required in the fenced off areas, they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 millimetres or more shall be left unsevered.

   Reason: To ensure that vegetation which is important to the visual amenity and for the environment of the area is retained.

INFORMATIVES

Reason for approval

1. The creation of the contractor's access is essential to serve the major redevelopment of the college but clear safeguards need to be in place such as an on site banksman to deal with the safe entry and exit of construction traffic in relation to the busy dual carriageway of Broadwater Road and the potential and serious conflict with pedestrians, particularly students, along this important public footway. Other conditions are imposed to maintain the access in a safe and clean condition throughout the construction period with the reinstatement of the area soon after the works have been completed. Furthermore there will be improved replacement planting to enhance the site and Broadwater Road.

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.