ADUR
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Development Control

# PLANNING PERMISSION

**TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995**

**APPLICATION NUMBER:
ADC/0141/09**

Dr Steven Cox
Timberline
Castle Lane
Bramber
Steyning
West Sussex
BN44 3FB

Details of Development
**CHANGE OF USE FROM OFFICES TO CHILDRENS DAY CARE NURSERY FOR 43 CHILDREN (USE CLASS D1)**

Location of Development
**6 TARMOUNT LANE SHOREHAM-BY-SEA WEST SUSSEX BN43 6DA**

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 9th April 2009.

This is for reasons stated on the attached schedule and subject to compliance with the conditions specified thereon.

Your copy of the application, determined as above, is returned herewith for your records.

James Appleton
Executive Head of Planning, Regeneration and Wellbeing

27/05/2009

## SCHEDULE

**Reasons for Granting Permission**

01. The proposed development is in a highly sustainable location within the built-up area and would assist in providing additional employment provision and economic and environmental regeneration without detracting from the local environment. It would provide appropriate new educational/community facilities and can take place without resulting in unacceptable detriment to the amenities of neighbouring properties and without detraction from highway safety. It would consequently not conflict with the relevant policies of the Adur District Local Plan (AG1, ACS1, ACS5)

**Conditions**

01. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

02. The number of children attending the premises for the purposes hereby permitted shall at no time exceed a total of 43 without the prior written permission of the Local Planning Authority.

    **Reason**: *In the interests of highway safety and residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

03. The use hereby permitted shall not be open for business other than between the hours of 8AM and 5.30PM Monday to Friday and arrival/departure times for children shall be staggered over the period 8AM-9AM for arrivals and 4.30PM-5.30PM for departures. The number of children outside the building shall not exceed 20 at any one time.

    **Reason**: *In the interests of residential amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

04. The use hereby permitted shall not be carried on until provision for parking of staff vehicles and provision for parking cycles and buggies (including associated access arrangements) has been made in accordance with revised details to be submitted to and approved in writing by the Local Planning Authority and such provision shall thereafter be retained solely for such purposes.

    **Reason**: *In the interests of highway safety and to ensure adequate provision for parking clear of the highway.*

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05. The recommendations and actions as contained in the Travel Plan accompanying the application shall be implemented and complied with during operation of the day nursery and the travel survey over the first 6 months of operation shall be submitted to the Local Planning Authority within 7 months of the commencement of the use and any necessary measures agreed with the Local Planning Authority and implemented during the following 6 month period.

**Reason**: *To encourage sustainable travel in accordance with PPG13.*

06. The use hereby permitted shall not be carried on until details of the surfacing of the rear outside space have been submitted to and approved by the Local Planning Authority and work shall be carried out in accordance with such details as approved. There shall be no breaking up of the existing surfacing of the external rear space without the prior written approval of the Local Planning Authority in which event ground contamination investigation details shall also be submitted and any necessary remediation carried out within a period to be agreed in writing.

**Reason**: *In the interests of amenity, having regard to policies AG1, AB4, ACS1 and ACS5 of the Adur District Local Plan.*

07. The external door/staircase hereby approved shall be used only for the purposes of emergency escape from the premises.

**Reason**: *To prevent overlooking having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

08. The measures contained in the submitted Outdoor Area Management Plan shall be implemented and complied with during operation of the day nursery with further details to be submitted and approved in writing.

**Reason**: *In the interests of amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

09. No development shall take place until details of the fence on the east side of external rear area have been submitted to and approved in writing by the Local Planning Authority and the building shall not be occupied until such walls and/or fences have been erected.

**Reason**: *In the interests of amenity having regard to policies AG1, ACS1 and ACS5 of the Adur District Local Plan.*

PTO

10. Details of the removal of any outbuildings at the rear, including reinstatement and repair of remaining walls/roofs, shall be submitted to and approved in writing by the Local Planning Authority and shall be implemented prior to commencement of the use unless otherwise agreed.

    **Reason**: *In the interests of amenity, having regard to policies AG1, AB4, ACS1 and ACS5 of the Adur District Local Plan.*

11. Details of any replacement windows shall be submitted to and approved in writing by the Local Planning Authority prior to installation.

    **Reason**: *In the interests of amenity, having regard to policies AG1, AB4, ACS1 and ACS5 of the Adur District Local Plan.*