Michael Elkington
Divisional Manager

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west sussex county council

Worthing Borough Council
Town Hall
Chapel Road
Worthing
West Sussex
BN11 1HA

LEGAL & DEMOCRATIC SERVICES
REC'D 23 APR 2008
ACK'D
ANS'D
INSTRUCTION

21st April 2008

WORTHING BOROUGH COUNCIL
PLANNING SECTION
RECEIVED 25 APR 2008
TO
REF No. 948
INSTRUCTION

Dear Sir/Madam

THE TOWN AND COUNTRY PLANNING ACT 1990

Application No: WB/281/08
Description: Single storey, flat roof hall extension
Location: The Orchards Middle School, Nelson Road, Worthing, West Sussex, BN12 6EN
Grid Ref: 511671 103699

I enclose for the Planning Register the Decision Notice relating to the above development which has been granted Planning Permission.

Thank you for your assistance in dealing with this application.

Yours faithfully

Mr Chris Bartlett
Planning Services - Development Group

Environment & Development

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Application No: WB/281/08
REGULATION 3

TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

To Director for Children & Young Peoples Services

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:-

Single storey, flat roof hall extension at The Orchards Middle School, Nelson Road, Worthing, West Sussex, BN12 6EN

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions if any) submitted to this Council on 6 March 2008 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

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

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

2. The proposed development shall not take place other than in accordance with the approved plans, 0974/SU-01, 0974/SU-02, 0974/SK-10 Revision A, 0974/SK-11 Revision A and 0974/SK-12 Revision A, save as varied by the conditions hereafter or any variation thereto that may be agreed in advance and in writing by the County Planning Authority.

   Reason: To secure a satisfactory development.

3. In relation to implementation of the approved development, no vehicle shall enter or leave the site or work take place except between the hours of 8.00 a.m and 6.00 p.m on Mondays to Fridays inclusive and 8.00 a.m and 1.00 p.m on Saturdays and not at

Date 21/04/08 Signed for Head of Planning Services .....

***N.B.** The reasons for imposing the above conditions are as specified after the conditions. The words in brackets do not apply unless a copy of the relevant correspondence is attached. Your copy of the application, determined as above, is returned herewith for your records.

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES ON THE BACK OF THIS FORM

NOTES

(1) Where this notice conveys approval or permission, conditional or unconditional, please note that the decision given does not purport to convey any consent which may be required under the Public Health Acts, Building Regulations or Control of Pollution Act 1974.

(2) The grant of planning permission does not entitle developers to obstruct a public right of way. Development, in so far as it affects a right of way, should not be started, and the right of way should be kept open for public use, until the necessary order under section 247 or 257 of the Town and Country Planning Act 1990 for the diversion or extinguishment of the right of way has been made and confirmed. Nor should it be assumed that an order, once made, will invariably be confirmed.

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

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all on Sundays, bank holidays and public holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

Reason: In the interests of local residents' amenity.

4. No deliveries of construction materials/plant shall be received by or despatched from the site on Monday to Friday outside the hours of 8.00am and 6.00 pm, but not between 8.30am and 9.15am and 3.00pm and 3.45pm during school term time, and between 8.00am and 1.00pm on Saturday, nor at any time on Sundays, Bank or Public holidays unless with prior agreement of the County Planning Authority.

Reason: To safeguard the amenities of neighbouring residents and avoid unsafe traffic conditions at school arrival and departure times.

5. No development shall be carried out until a schedule of materials and finishes and, where so required by the County Planning Authority, samples of such materials and finishes to be used for external walls of the proposed building have been submitted to and approved by the County Planning Authority.

Reason: To ensure a building of visual quality.

6. No development shall take place until there has been submitted to and approved by the County Planning Authority a scheme of landscaping, which shall include a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities. In addition all trees and hedgerows on the land shall be indicated including details of those to be retained, together with measures for their protection in the course of the development.

Reason: In the interests of the amenity and of the environment of the development.

INFORMATIVES

A. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended) and to Building Bulletin 91 "Access for Disabled People to School Buildings" published in 1999 by the Department for Education and Employment. The means of access both to and from the building, the parking facilities and sanitary conveniences, so far as it is in the circumstances both practicable and reasonable, should meet the needs of disabled persons using the building.

B. The applicant's attention is drawn to the comments of the County Fire Officer concerning emergency access arrangements to the site and should ensure for

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themselves that the current measures provided at the school meet site specific fire safety requirements for this particular site and location.

C. **Reasons for granting Planning Permission**

The proposed development meets the main material considerations in that it:

- meets an identified need
- is acceptable in terms of the context of its surroundings
- is acceptable in its design and appearance

Accordingly, the proposal complies with the development plan, the relevant policies of which are listed below.

West Sussex Structure Plan 2001 - 2016 (Feb 2005)
Policy LOC1 - Gives priority to locating new development within towns and built up area boundaries.
Policy NE11 - Provides for new or improved community facilities where they meet the identified needs of local communities.
Policy ERA1 - Requires new development to make the best use of land.
Policy DEV1 - Development should not be permitted unless the construction, scale, layout, appearance and landscaping are of high quality

Worthing Borough Local Plan (Sept 2003)
Policy RES1 - Subject to built environment policies and other considerations, the design and layout of all developments should make full and effective use of land.
Policy BE1 - Seeks development to achieve a good standard of design and is compatible with its surroundings.
Policy BE15 - Seeks retention of trees and landscaping.
Policy SC2 - Proposals for the development of new educational facilities, and the improvement of existing facilities will normally be permitted.

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 West Sussex County Council, Planning Services (Development Group) of visiting the website at http://westsussex.gov.uk/ePlanningOPS

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