Adur District Council

Planning, Regeneration and Wellbeing

Mr Mark Fleet
86 Cross Road
Southwick
Brighton
West Sussex
BN42 4HJ

PLANNING PERMISSION

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

APPLICATION NUMBER: AWDM/1441/12

Details of Development
VEHICLE ACCESS

Location of Development
86 CROSS ROAD SOUTHWICK BRIGHTON WEST SUSSEX BN42 4HJ

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 31st January 2013.

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

James Appleton
Executive Head of Planning, Regeneration and Wellbeing
18/03/2013

PTO

ADUR DISTRICT COUNCIL
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SCHEDULE

Reasons for Granting Permission

01. The proposed development would not detract from the local environment and would assist in reducing on street parking and would not detract from highway safety. It can take place without resulting in unacceptable detriment to the amenities of neighbouring properties. It would consequently not conflict with the saved policies of the Adur District Local Plan (AG1, AH7) or the policies of the South East Plan (CC1, CC6, BE1)

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. No use of the vehicular access shall take place until a satisfactory kerb and pavement crossing between the boundary of the site and the adjoining carriageway has been constructed. There shall be no drainage of surface water from the property onto the highway.

    Reason: *In the interests of highway safety.*

03. Prior to use of the dropped kerb the access shall be laid out with pedestrian visibility splays on each side of its junction with the existing public highway. These splays shall be 2 metres x 2 metres on each side of the access based on the existing highway boundary, and thereafter shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level if the adjoining carriageway.

    Reason: *In the interests of highway safety.*

04. The works hereby permitted shall be carried out in accordance with the following approved plans: -

    Block Plan received 31st January 2013.

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

PTO

Informatives / Notes to Applicant

01. Precautionary land contamination

    If during development, any visible contaminated or odorous material, (for example asbestos containing material, stained soil, petrol/diesel/solvent odour, underground tanks or associated pipework) not previously identified, is found to be present at the site, then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until it has been investigated by the developer. The Local Planning Authority must be informed immediately of the nature and degree of the contamination present and a method statement detailing how the unsuspected contamination shall be dealt with must be prepared and submitted to the Local Planning Authority for approval in writing before being implemented.

02. With regard to condition 2 of this permission, the requisite specification can be obtained from Coastal Team, Community and Economic Development, Communities and Infrastructure Directorate, Centenary House, Durrington Lane, Durrington, Worthing, West Sussex, BN13 2QB to obtain a license for the site access works.

03. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.