ADUR
DISTRICT COUNCIL

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Development Control

Application Number: ADC/0236/07

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

In pursuance of their powers under the above-mentioned Act, Order and the Regulations for the reason stated hereunder the Adur District Council hereby authorise under Regulation 3 of the Town and Country Planning General Regulations, 1992, the following development, that is to say:

Removal of prefabricated offices and extension to public car park with 2 lighting columns (ADC Reg 3 application)

Car Park Pond Road Shoreham-by-Sea West Sussex

to be carried out in accordance with Plan and Application No. ADC/0236/07 and subject to compliance with the conditions specified hereunder.

Peter Davies.

Peter Davies
Head of Planning and Community

Date: 07/06/2007

SCHEDULE

Reasons for Granting Permission

01. The proposal accords with development proposal DP.AT1 of the Adur District Local Plan and would also enable the redevelopment of another public car park site for housing in accordance with the Shoreham Renaissance strategy. It would assist in preventing additional on-street parking and would not detract from highway safety. It would preserve and enhance the character and appearance of the Conservation Area and would accord with the relevant policies of the Adur District Local Plan (AG1, AG2, AB3-4, AB25-27, AT6, AT12) and the West Sussex Structure Plan 2001-16 (LOC1, CH4, DEV1, DEV4-5).

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 development shall take place until details of the proposed lighting columns, additional signage and any fencing have been submitted to and approved in writing by the Local Planning Authority.

Reason: *In the interests of amenity and to comply with policy AP9 and AB4 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

03. The lights shall be angled and cowled at all times in such a manner as to prevent glare on the public highway or other properties.

Reason: *In the interests of highway safety and amenity and to comply with policy AT12 of the Adur District Local Plan and DEV4 of the West Sussex Structure Plan.*

04. This permission relates to the application as amended by the revised plan 4229B/03/A received on 15 May 2007.

Reason: *For the avoidance of doubt and because the application as originally submitted was unacceptable having regard to policy AT12 of the Adur District Local Plan and DEV4-5 of the West Sussex Structure Plan.*

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05. The existing trees shown on the approved plans as being retained shall be protected for the duration of construction works in a manner to be agreed with the Local Planning Authority before the development commences and shall not be damaged, destroyed, uprooted, felled, lopped or topped. Any trees removed without consent or dying or being severely damaged or becoming seriously diseased during that period shall be replaced in the following planting season with such trees of size and species as may be agreed with the Local Planning Authority.

Reason: *In the interests of visual amenity and to protect the character of the locality and to comply with policy AB25 of the Adur District Local Plan and DEV1 of the West Sussex Structure Plan.*

06. The existing flint boundary walls shall be retained and protected during construction. In the event that any parts are damaged during construction, they shall be repaired or rebuilt with matching materials within a period of 3 months from the time that the damage occurred.

Reason: *To safeguard the character of the Conservation Area as required by policy AB4 of the Adur District Local Plan and CH4 of the West Sussex Structure Plan.*