Adur District Council

Development Management

Mr Richard Borrows
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York
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PLANNING PERMISSION

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (AMENDMENT) (ENGLAND) ORDER 2015

APPLICATION NUMBER: AWDM/0046/16

Details of Development
DEMOLITION OF EXISTING CARE HOME AND REPLACEMENT WITH NEW 60-BEDROOM CARE HOME WITH ASSOCIATED PARKING AND LANDSCAPING.

Location of Development
CAVELL HOUSE MIDDLE ROAD SHOREHAM-BY-SEA WEST SUSSEX BN43 6GS

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 17th February 2016.

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

G Peck

Gary Peck
Planning Services Manager
29/04/2016

Adur District Council
Adur District Council, Development Management, Economy Directorate,
Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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SCHEDULE

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 be carried out unless and until a schedule and samples of materials and finishes to be used for the external walls and roof of the proposed building has been submitted to and approved in writing by the Local Planning Authority and the development shall be completed in accordance with the approved schedule.

Reason: *In the interests of visual amenity and to comply with saved policy AG1 of the Adur District Local Plan.*

03. No development shall commence until a drainage strategy detailing the proposed means of foul and surface water disposal and an implementation timetable has been submitted to and approved in writing by the local planning authority in consultation with Southern Water. The development shall be carried out in accordance with the approved scheme and timetable.

Reason: *To ensure that drainage infrastructure is available to serve the proposed development in the interests of preventing flood risk.*

04. No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: *To provide alternative travel options for staff to the use of the car in accordance with current sustainable transport policies.*

05. No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained and not used for any purpose other than access and parking of vehicles incidental to the use of the premises concerned.

Reason: *To provide adequate on-site car parking and turning space for the development.*

06. No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

the anticipated number, frequency and types of vehicles used during construction,
the method of access and routing of vehicles during construction,
the parking of vehicles by site operatives and visitors,
the loading and unloading of plant, materials and waste,

the storage of plant and materials used in construction of the development,
the erection and maintenance of security hoarding,
the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
details of public engagement both prior to and during construction works.

Reason: *In the interests of highway safety and the amenities of the area.*

07. No demolition or construction work shall take place on the site other than between the hours of 8am and 6pm Mondays to Fridays and 8.30am and 1pm on Saturdays. There shall be no working on Sundays and Public Holidays.

Reason: *To safeguard the residential amenities of nearby residents.*

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

Drawing No. 001 Rev A; 002 Rev A; 901 Rev A; 902 Rev C; 903 Rev A; Site Location Plan received 17 February 2016
Drawing No. 042 Rev B received 15 April 2016
Drawing No. 041 Rev C received 26 April 2016

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

Informatives / Notes to Applicant

01. 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.

02. The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

03. A formal application for connection to the public sewerage system is required in order to service this development. The applicant is advised to contact Southern Water, Sparrowgrove House, Sparrowgrove, Otterbourne, Hampshire SO21 2SW (Tel 0330 303 0119) or www.southernwater.co.uk

04. The developer will need to contact the Council's Environmental Health section for a demolition notice under the Building Act 1984 prior to any demolition works taking place on site

05. No development shall take place until the developer has advised the local planning authority (in consultation with Southern Water) of the measures which will be undertaken to divert and protect the public sewers and water mains on the site