Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No: ADC/11/09 (SU)
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 Executive Director Adults and Children

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:-

Change of use from public open space to recreation areas to be used in conjunction with adjoining primary school at Eastbrook Primary School, Gardner Road, Southwick, West Sussex, BN41 1PN

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 January 2009 (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. There shall be no departure from the submitted 1;1250 site plan dated 9 December 2008 without the prior written consent of the County Planning Authority.

   Reason: To secure satisfactory development.

3. The two school extension areas outlined in red on the plan hereby approved shall be used during normal school hours as recreation areas in association with the adjoining school. Furthermore, the area of such land to the west side of the school shall be used specifically only by pupils in the reception and infant classes of the school, unless otherwise agreed in writing and in advance by the County Planning Authority.

   Reason: In the interests of the amenities of occupiers of adjoining residential properties.

Date 27/02/09

Signed
Divisional Manager (County Development)...

[redacted]

***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

L180

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

Application No: ADC/11/09 (SU)
REGULATION 3

4. No development shall take place until there has been submitted to, and approved in writing by the County Planning Authority, a plan indicating the position, design, materials and type of boundary treatment to be erected around both the school recreation areas. The boundary treatment shall be completed before the use hereby permitted is commenced.

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

5. Within three months of the date of this permission, details of a hedge (including appropriate species and their height together with planting arrangement and measures for the protection of the young plants) to be planted around the perimeter of the school recreation area to be provided to the west of the school, shall be submitted for approval. The approved planting shall be carried out in full during the first planting season following the commencement of the use. Any part of the hedge which is removed without consent or dies or becomes seriously damaged or diseased during a period of five years from the date of the completion of the development, shall be replaced in the next planting season with a hedge of a similar size and species unless the County Planning Authority gives written consent to any variation.

   Reason: In the interests of preserving the visual amenities of the area.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 1995 (or any Order revoking and re-enacting or amending that Order) no hardsurfacing shall be formed nor any building orother structure be erected anywhere on the school recreation areas hereby permitted unless otherwise agreed in advance and in writing by the County Planning Authority.

   Reason: To retain control over the erection of structures and the surfacing of the areas hereby approved in the interests of the amenities of the area.

7. At no time shall external lighting be installed anywhere within the school recreation areas hereby approved.

   Reason: To protect the amenities of the surrounding area.

INFORMATIVES

A. The applicant is advised to contact WSCC Public Rights Of Way section in advance of any works that may involve either the erection of new fencing or affect the boundary of the site with the route of Public Footpath No 5So.

Date 27/07/09 Signed
Divisional Manager (County Development)..[redacted]

L180

Environment & Development

The Grange
Tower Street
Chichester
West Sussex
PO19 1RH
01243 777100

www.westsussex.gov.uk

west sussex county council

Application No: ADC/11/09 (SU)
REGULATION 3

B. The proposed use of the site as school recreational areas meets the main material considerations in that it is:

- consistent with Development Plan policies for the area
- meeting an identified educational need
- acceptable in relation to the surrounding area

In making this decision account was taken of the following planning policies:

South East Plan
There are no specific policies that cover this proposal. However, the plan provides general support for the appropriate provision of community infrastructure (paragraph 15.29).

The Adur District Local Plan 1996
Policies AG1 (The Built Up Area) and
ACS1 (New educational facilities).

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 County Development Division, West Sussex County Council or visiting the website at http://westsussex.gov.uk/ePlanning

Date 27/07/09 Signed
Divisional Manager (County Development)....[redacted]

L180

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.