

DECISION NOTICE

Application Ref: AL/84/20/PD

1 To Addressee

Mr S Jupp
Sally Field Lodge
Rotten Row
Sidlesham
PO20 7QB

2 Site Address

Workshop at Hales Barn Farm
Norton

3 Description of Development

Prior Notification under Part 20, Class ZA for the demolition of Class B1(c) Light Industrial) building & construction of 1 No. new dwelling house in its' place (C3 Dwelling house).

- 4** In pursuance of their powers under the above Act and related Orders and Regulations, Arun District Council as Local Planning Authority hereby **GRANT PRIOR APPROVAL** for the above proposal in accordance with the information that the developer provided to the local planning authority

CONDITION

This development permitted under Class ZA is subject to the condition that it must be completed within a period of 3 years starting with the date of this approval notice.

Any development under class ZA is permitted subject to the condition that before beginning the development, the developer must provide the local planning authority with a report for the management of the construction of the development which is acceptable to the authority and sets out the method of demolition, the proposed development hours of operation and how any adverse impact of noise, dust and vibration and traffic on occupiers of the new building and adjoining owners or occupiers will be mitigated, the proposed use of materials, and the plans for the disposal and recycling of waste generated by the development and that in carrying out the development, the developer must comply with the report.

The developer must notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification must be in writing and provide the name of the developer, the address or location of the development and the date of completion.

Any new dwellinghouse created under class ZA is to remain in use as a dwellinghouse within the meaning of Class C3 of the Schedule to the 1987 Order and for no other purpose, except to the extent that the other purpose is ancillary to the primary use of a dwellinghouse

- 1 The development hereby approved must be completed within a period of 3 years starting with the date prior approval is granted.

Reason: To comply with the provisions of inserted Class ZA in Part 20 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) (Amendment) (No. 3) Order 2020.

- 2 In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. Development shall not be first occupied until:
 - i) An investigation and risk assessment has been undertaken in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority;
 - ii) where remediation is necessary a remediation scheme must be submitted to and approved in writing by the Local Planning Authority. Any remediation shall be fully implemented in accordance with the approved scheme before the development is brought into use; and
 - iii) a verification report for the remediation shall be submitted in writing to the Local Planning Authority before the development is first brought into use.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Arun Local Plan 2011 - 2031.

- 3 No development shall commence until a Construction Traffic Management Plan has been submitted to and approved in writing by the Local Planning Authority in consultation with Highways England. 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, types and timing of vehicles used during construction;
- a commitment that construction vehicles will avoid the network peak hours of 0800-0900 and 1700-1800 where practicable;
- swept paths demonstrating all of the types of construction vehicles can safely enter and exit the A27 at the access;
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway; and
- measures to reduce dust, dirt and any other airborne contaminants and to reduce as far as reasonably possible these passing beyond the site boundaries, which shall include sheeted loads and dampening stockpiles where necessary.

Reason: The Construction Traffic Management Plan is required to ensure that construction of the development does not result in avoidable congestion on the A27 trunk road, to ensure that the A27 continues to be an effective part of the national system of routes for through traffic in accordance with section 10 of the Highways Act 1980 and policy T SP1 of the Arun Local Plan to satisfy the reasonable requirements of road safety. This is required to be a pre-commencement condition because it is necessary to have the site set-up agreed prior to access by construction workers.

- 4 No part of the development shall be first occupied until covered and secure cycle parking spaces (minimum of 2 spaces) have been provided in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with policy T DM1 of the Arun Local Plan and the National Planning Policy Framework.

INFORMATIVE: For the avoidance of doubt the approved details are the drawings 1 "Location Plan", 2 "Block Plan", 3 "Proposed Site Plan", 4 "Existing Floor Plans and Elevations" and 5 "Proposed Floor Plans and Elevations" all submitted on 20th November 2020.

INFORMATIVE: Advice in respect on the Construction Traffic Management Plan can be obtained from the Spatial Planning Team, Highways England, Bridge House, 1 Walnut Tree Close Guildford, Surrey GU1 4LZ. Highways England switchboard Tel 0300 470 1370 Email planningse@highwaysengland.co.uk.



Neil Crowther
Group Head of Planning

Case Officer:

Ms M Tomalova

Decision Issued:

15th January 2021

Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF