

**Application No: WSCC/031/18/BR
REGULATION 3**

**TOWN AND COUNTRY PLANNING ACT 1990
THE TOWN AND COUNTRY PLANNING GENERAL REGULATIONS 1992
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT
PROCEDURE) (ENGLAND) ORDER 2015**

To Director of Economy, Planning and Place

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:-

2 storey extension comprising 3 No. classrooms, library, offices & ancillary accommodation, internal alterations, internal alterations to existing school hall & the constriction of 2 no. hall stores & external works at St Mary's Catholic Primary School, Glamis Street, Bognor Regis, West Sussex, PO21 1DU

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 21 June 2018 and subject to the conditions specified hereunder:-

Commencement

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.

Approved Plans/Documents

2. The proposed development shall not take place other than in accordance with the approved plans:
 - Block and Location Plan (drawing no. 631-PL01) dated June 2018;
 - Proposed Site Plan (drawing no. PL02) dated June 2018;
 - Proposed Teaching Block Elevations (drawing no. 6301-PL050 dated June 2018);
 - Proposed Street Elevations (drawing no. 631-TSP-01-00-DR-A-3003) dated July 2018);

Signed
Date **17 Aug 2018** Head of Planning Services..... **Michael Elkington**

IT IS IMPORTANT THAT YOU SHOULD READ THE NOTES AT APPENDIX A OF THIS FORM

Continuation Sheet

- Proposed Soft Landscape Layout (drawing no. LLD1418-LAN-DWG-200 Revision 02) dated June 2018;
- Proposed Planting Plan (drawing no. LLD1418-LAN-DWG-201) dated June 2018;
- Proposed Hall Extension Plan (drawing no. PL04) dated June 2018;
- Proposed Hall Elevations (drawing no. PL06) dated June 2018;
- Proposed Floor and Roof Plan (drawing no. 631-PL03) dated June 2018;
- Proposed External Lighting (drawing no. 18045-DG-XX-00-DR-E-6350-S2-P1) dated April 2018;
- Tree Retention and Protection Plan (drawing no. LLD1418-ARB-DWG-002) dated May 2018;
- Soft Landscape Specification (document no. LLD1418-LAN-SPE-001) dated June 2018; and
- Ecological Design Strategy and Landscape Management Plan (document no. LLD1418-LAN-REP-001) dated June 2018

along with submitted documents including the Design & Access Statement (Seaman Partnership, document ref. TSP631) save as varied by the conditions hereafter or any variation thereto that may be agreed in writing by the County Planning Authority.

Reason: To secure a satisfactory development.

Protection of Retained Trees

3. a) No retained tree, as identified on the approved Tree Retention & Protection Plan (LLD1418-ARB-DWG-002) shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the submitted details (Existing Tree Schedule LLD1418-ARB-SCH-001 dated May 2018).
- b) All Tree Protection Measures and Arboricultural Method Statement provisions shall be implemented and adhered to throughout construction of the development in accordance with the submitted Arboricultural Impact Assessment and Method Statement (LLD1418-ARB-REP-001) and Tree Retention & Protection Plan (LLD1418-ARB-DWG-002). Any retained trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: To protect existing trees and shrubs in the interests of the visual amenity and landscape of the locality.

Cycle Parking

4. 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 to the use of the car in accordance with current sustainable transport policies.

Signed

Date **17 Aug 2018** Head of Planning Services..... **Michael Elkington**

Continuation Sheet
Construction Management Plan

5. 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,
 - hours of construction (including vehicular deliveries/movements)
 - 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.

Travel Plan

6. Within three months of the first occupation of the proposed development, a Travel Plan will be submitted to and approved in writing by the Local Planning Authority. The Travel Plan once approved shall thereafter be implemented as specified within the approved document. The Travel Plan shall be completed in accordance with the latest guidance and good practice documentation as published by the Department for Transport or as advised by the Highway Authority.

Reason: To encourage and promote sustainable transport.

Flooding and Drainage

7. a) Development shall not commence until a scheme of foul and surface water drainage has been submitted to and approved by WSCC. Thereafter, the drainage details shall be implemented in full as approved. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters;
- Drainage Catchment & Impermeable area (pre and post development)
 - Design calculations for peak flow, volume control and greenfield runoff, and/or brownfield runoff where appropriate; and
 - Exceedance routes.
- b) Development shall not begin until confirmation has been received from Southern Water that the proposed changes / connections to the existing foul sewer network are acceptable.

Date **17 Aug 2018** Signed Head of Planning Services..... **Michael Elkington**

Continuation Sheet

- c) No building is to be occupied until a Verification Report pertaining to the surface water drainage system, completed by a Chartered Engineer, has been submitted to the Local Planning Authority which demonstrates the suitable operation of the drainage system such that flood risk is appropriately managed, as approved by the Lead Local Flood Authority. The Report shall contain information and evidence (including photographs) of earthworks; details and locations of inlets, outlets and control structures; extent of planting; details of materials utilised in construction including subsoil, topsoil, aggregate and membrane liners; full as built drawings; and topographical survey of 'as constructed' features.

Reason: To accord with NPPF and to ensure that impacts to flood risk and to land/water quality are not caused through surface water effluent.

Parking Provision

8. No part of the development shall be first occupied until parking spaces have been laid in out in accordance with the Proposed Site Layout Plan (drawing no. PL02 June 2018). These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide car-parking space for the use.

Landscaping

9. All soft landscaping comprised in the approved details (Proposed Soft Landscape Layout LLD1418-LAN-DWG-200 Revision 02 (June 2018), Ecological Design Strategy and Landscape Management Plan LLD1418-LAN-REP-001 (June 2018), and Proposed Planting Plan LLD1418-LAN-DWG-201 (June 2018)) shall be carried out in the first planting and seeding season following commencement of the development. All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock in accordance with the approved Landscape Management Plan. Any trees or plants which, within a period of five years, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the County Planning Authority.

Reason: To ensure satisfactory landscaping setting for the development.

INFORMATIVES

- A. In accordance with the National Planning Policy Framework, the County Planning Authority has approached the determination of this application in a positive way, and has worked proactively with the applicant by:
- Seeking amendments early on in the application process to see if a sustainable solution can be agreed;
 - Discussing issues of concern as early as possible, including those raised by consultees and third parties;
 - Giving them the opportunity to provide further information/changes to overcome material impacts;
 - Working with consultees

Signed

Date **17 Aug 2018** Head of Planning Services..... **Michael Elkington**

Continuation Sheet

As a result, the County Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development.

- B. With regard to condition 3 (Protection of Retained Trees) the applicant is advised that a detailed inspection will need to be carried out by a WSCC Tree Officer regarding the condition of T04, T05, T06 and T06, as shown in the Tree Retention and Protection Plan (drawing no. LLD1418-ARB-DWG-002).

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 Planning, West Sussex County Council or visiting the website at www.westsussex.gov.uk/planning

APPENDIX A

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.

Signed
Date **17 Aug 2018** Head of Planning Services..... **Michael Elkington**