

**Application No: WSCC/036/18/EP
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:-

**Extension of tarmac hard play area at East Preston Infants
School, Lashmar Road, East Preston, West Sussex, BN16 1EZ**

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 25 July 2018 and subject to the conditions specified hereunder:-

Approved Plans and Documents

1. The proposed development shall not take place other than in accordance with the approved plans and information:

- Drawing No. 00311_EPreston.IS 'Site Plan' Rev 3 (dated 27/01/16);
- Drawing No. 00311_EPreston.IS 'Proposed Site Layout Plan' Rev 3 (dated 27/01/16);

along with submitted documents, in the submitted Planning Statement Statement (June 2018), 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 in accordance with the NPPF (2018)

Tree Protection

2. With the exception of Trees 20 and 24 as shown on Drawing No. RCo 200 / 01 'Tree Protection' Rev 02 (dated 13/03/17), any retained trees/planting adjoining the development hereby permitted that are removed or become seriously damaged or diseased within five years following the grant of planning permission shall be replaced in the next planting season with others of a similar size and species, as approved in advance and in writing by the County Planning Authority. The County Planning Authority shall be notified in writing within 5 working days of any tree/planting related removal, serious damage or disease, and provide proposals, with timescales, to mitigate this. Once approved, all mitigatory works shall be implemented in full.

Reason: To ensure that that existing trees and planting are protected in accordance with Policy ENV DM4 'Protection of Trees' in the Arun Local Plan (2018) and the NPPF (2018).

Signed

Date **20 Sept 2018** Head of Planning Services..... **Michael Elkington**

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

Continuation Sheet**Compensatory Planting**

3. Within one month of the grant of planning permission, a written scheme of compensatory planting, with timescales and mitigation for planting failures, shall be submitted to the County Planning Authority for approval in writing. Once approved, all planting works shall be implemented in full.

Reason: To ensure that that existing trees and planting are enhanced in accordance with Policy ENV DM4 'Protection of Trees' in the Arun Local Plan (2018) and the NPPF (2018).

INFORMATIVES

- A. In accordance with paragraph 38 of 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;
 - Giving them the opportunity to provide further information/changes to overcome material impacts; and
 - Working with consultees.

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

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 **20 Sept 2018** Head of Planning Services..... **Michael Elkington**