

**Application No: WSCC/014/17/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 Executive Director Economy, Infrastructure and Environment

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:-

**Installation of a temporary classroom unit 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 if any) submitted to this Council on 18 April 2017 (and in accordance with the relevant correspondence a copy of which is attached *) 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.

Cessation of Use and Removal from Property

2. The temporary classroom unit as identified on the drawing numbered 2966/014 Rev A (dated 5/4/17) and all associated structures and services shall be removed from the site and the land restored to its former condition, or to a condition to be agreed in writing by the County Planning Authority, either:
 - a) on or before the period ending 31 May 2018;
 - b) within three months of the unit becoming surplus to the school's needs or;
 - c) within three months of the first occupation of any new permanent replacement accommodation at the school,whichever occurs soonest.

Reason: To review the special material circumstances for a limited permission is considered acceptable.

Signed

Date **22 Jun 2017** Head of Planning Services..... **Michael Elkington**

***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 AT APPENDIX A OF THIS FORM

Continuation Sheet**Approved Plans and Documents**

3. The proposed development shall not take place other than in accordance with the approved plans and documents:
- Drawing No. 2966/014 (Temporary Site Plan Rev A (dated 5/4/17));
 - Drawing No. 020 (Proposed Temporary Classroom Accommodation Rev E (dated Feb 17));
 - HS-F039 Method Statement Sunninghill EPIS (dated 05/06/17, PTK-EPIS-01-MS);
 - HS-F039 Record of Risk Assessment Sunninghill EPIS (dated 05/06/17, PTK-EPIS-01-RA - (NEW));
 - Sunninghill Construction Phase Plan (received by email from Chris Blain on 02/06/17 @ 16:52);
 - Proposed drainage schemes email from Melissa Hitchcock to West Sussex County Council (received on 22/05/17 @ 17:22),

save as varied by the conditions hereafter.

Reason: To secure a satisfactory development that does not impact unacceptably on the landscape, the population or on road safety within the locality.

Vehicular Delivery and Departure Hours

4. No vehicles associated with the installation and construction of the development hereby permitted, including all associated preparatory work, shall be received by or despatched from the site except between the hours of 08:00 and 18:00 on weekdays (no movements at school drop-off (08:15 - 09:15) and pick-up times (14:45 - 15:30) during term-time), and 08:00 and 13:00 on Saturdays only.

Reason: To ensure that construction traffic associated with the development hereby permitted does not impact unacceptably on the population or on road safety within the locality.

Tree/Planting Protection

5. All retained trees/planting as shown on Drawing No. RCo 200 / 01 Rev 01 'Tree Protection Drawing' (dated 13/03/17), which are removed or become seriously damaged or diseased following the implementation of the development hereby permitted shall be replaced in the next planting season with others of a similar size and species. 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 the long term visual amenity of the site.

Signed

Date **22 Jun 2017** Head of Planning Services..... **Michael Elkington**

Continuation Sheet

Obscuring of Views from Rear (Eastern) Windows

6. The rear (eastern) windows of the building shall be obscured at all times so as to prevent views out.

Reason: To prevent the overlooking of neighbouring properties in the interests of neighbouring residential amenity.

INFORMATIVES

- A. In accordance with paragraphs 186 and 187 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:

- Providing pre-application advice;
- Discussing issues of concern as early as possible, including those raised by consultees and third parties; 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.

- B. The applicant's attention is drawn to Sections 7 and 8 of the Chronically Sick and Disabled Persons Act 1970 (as amended). The development hereby permitted should meet the needs of disabled persons using the building.
- C. The Environmental Health Authority, Arun District Council, may use their powers under the Control of Pollution Act 1974 (COPA) to enforce against any nuisance (including waste disposal, water pollution, noise, atmospheric pollution and public health; and for purposes connected with the matters aforesaid) from the site. Environmental Health Department of Arun District Council can be contacted on 01903 737500.
- D. With regard to tree/planting protection matters, the applicants' attention is drawn to the attached comments of the WSCC Tree Officer (dated 16th May 2017). Between March 1st and August 31st, all vegetation programmed for removal must first be deemed clear of breeding birds by a qualified ecologist. As all breeding birds are protected by law the young must have fledged prior to removal of the affected vegetation.

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 <http://www.westsussex.gov.uk/ePlanning>

Signed

Date **22 Jun 2017** Head of Planning Services..... **Michael Elkington**

Continuation Sheet

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 **22 Jun 2017** Head of Planning Services..... **Michael Elkington**