County Planning
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Application No: WSCC/016/17/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:-

The construction of two storey extension to provide 6 additional class bases and an extension to the school hall, the widening of the existing playground access path, supplementary cycle parking, relocation of the MUGA, and erection of a 2.4m high security fence at East Preston Junior 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 25 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.

Approved Plans and Documents

2. The proposed development shall not take place other than in accordance with the approved plans and documents:
   - Proposed Site Plan rev C (Drawing No. 2967/021 dated 29.3.17);
   - Proposed Floor Plans (Drawing No. 2967/022 dated 29.3.17);
   - Proposed Elevations (Drawing No. 2967/023 dated 29.3.17);

Signed
Date ..... **20 Jul 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

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- Sunninghill Construction Co. Limited's 'Construction Phase Plan' (dated April 2017);

save as varied by the conditions hereafter.

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

Surface and Foul Water Drainage Schemes

3. No works relating to the construction of the two storey extension building within the development hereby permitted shall take place until finalised schemes of surface and foul water drainage have been submitted to and approved in advance and in writing by the County Planning Authority. Once approved, the surface and foul water drainage schemes shall be implemented in full.

Reason: To secure a satisfactory development that does not impact unacceptably on the local surface and foul water drainage regime.

Vehicular Delivery and Departure Hours

4. No vehicles associated with the installation and construction of the development hereby permitted shall be received by or despatched from the site except between the hours of 07:30 and 18:00 on weekdays (no movements at school drop-off (08:30 - 09:15) and pick-up times (14:45 - 15:30) during term-time), and 08:00 and 13:00 on Saturdays only. No construction works shall take place except between the hours of 08:00 and 18:00 hours on weekdays, and 08:00 and 13:00 on Saturdays.

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

Tree/Planting Protection

5. All retained trees/planting as shown on Drawing No. RCo 200 / 01 Rev 02 '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 ..... **20 Jul 2017** ..... Head of Planning Services..... **Michael Elkington** .....

PRIOR TO OCCUPATION

Cycle Storage

6. No part of the development hereby permitted shall be first occupied until plans and details showing the additional secure cycle storage spaces have been submitted to and approved in advance and in writing by the County Planning Authority. Once approved, these spaces shall be retained at all times for their designated use.

Reason: To provide additional on-site car parking and alternative travel options in the interest of local amenity and sustainable transport options.

Proposed Landscaping and Planting Scheme

7. No part of the development hereby permitted shall be first occupied until the proposed landscaping and planting scheme has been undertaken as shown on Drawing No. RCo 200 / 03 Rev 01 'Planting Plan Layout' (dated 13/03/17), Drawing No. RCo / 04 Rev 01 'Detailed Planting Plan' (dated 07/04/17) and the Detailed Plant Schedule and Specification ref: RCo200 / E.Preston / 24-05-17 / Rev01. Any landscaping or planting which are removed or become seriously damaged or diseased following the first occupation 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.

School Travel Plan

8. Within 6 months of the first occupation of the development hereby approved, an up to date School Travel Plan shall be submitted to and approved in writing by the County Planning Authority. 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, and include a mechanism for review. Once approved the School Travel Plan shall thereafter be implemented in full and reviewed annually.

Reason: To encourage and promote sustainable transport.

Signed
Date ..... **20 Jul 2017** ..... Head of Planning Services..... **Michael Elkington** .....

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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
- 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 shall ensure that all vegetation clearance is undertaken during the autumn or winter period. The plants can be removed at any time if an ecologist confirms that there are no breeding birds are using them (ref: Wildlife and Countryside Act 1981).

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.

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

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 Jul 2017** ..... Head of Planning Services..... **Michael Elkington** .....