

Application No: WSCC/ 020/ 18/ FP
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:-

New three storey building, extension of existing science lab building, addition of first floor to changing rooms, provision of additional hard play areas and car parking, new bike storage, and four-class temporary accommodation for duration of build, to allow expansion of school from 8 to 10 forms of entry at Felpham Community College, Felpham Way, Bognor Regis, PO22 8EL

to be carried out in accordance with your application and plans (as modified by the under-mentioned conditions) submitted to this Council on 4 April 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:
 - Proposed Block Plan (dwg ref. TSP624 - PL02a);
 - Teaching + Music Block - Proposed Site Layout (dwg ref. TSP624 - PL03a)
 - Teaching + Music Block - Proposed Elevations 1 (dwg ref. TSP624 - PL09 Rev a);
 - Teaching + Music Block - Proposed Elevations 2 (dwg ref. TSP624 - PL10 Rev a);
 - Science Block - Proposed Site Plan (dwg ref. TSP624 - PL11a)
 - Science Block - Proposed Floor Layout + Elevations (dwg ref. TSP624 - PL12);

Signed
Date **5 July 2018** Head of Planning Services..... **Michael Elkington**

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

Continuation Sheet

- Changing Room Block - Proposed Site Plan (dwg. ref. TSP624 - PL13);
 - Changing Room Block - Proposed Floor Layouts + Elevations (dwg. ref. TSP624 - PL14);
 - Double classroom Elliott Series 2000 (dwg ref. TK-DC596-101D);
 - Cycle Shelters (BX/MW/WAR Wardale Shelter);
 - Proposed Soft Landscape (dwg ref. RCo233/05);
 - Proposed Soft Landscape (dwg ref. RCo233/03 Rev 1);
 - Tree Schedule (dwg ref. RCo233 FelphamCC Tree Schedule Rev03)
 - Tree Protection Drawing (dwg ref. RCo233/04);
 - Tree Protection Drawing (dwg ref. RCo233/02 Rev 02);
 - Detailed Plant Schedule and Specifications (dwg ref. RCo233/FelphamCC/Plant-Schedule/Rev00);
 - Drainage Strategy Plan (dwg ref. 15340-HOP-ZZ-XX-DR-C-SK01 Rev P1);
- save as varied by the conditions hereafter.

Reason: To secure a satisfactory development.

Protection of retained trees

3. (a) No retained tree, as identified on tree protection plans RCo233/04 Rev00 and RCo233/02 Rev02 shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance with the approved plans and particulars without the prior written approval of the County Planning Authority. Any pruning work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work - Recommendations.
- (b) No equipment, machinery or materials shall be brought on to the site for the purpose of the development, until protective fencing to enclose all retained trees in accordance with British Standard 5837:2012 Trees in Relation to Design, Demolition and Construction - Recommendations, has been erected in accordance with the approved details. This fencing shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the County Planning Authority.
- (c) The tree protective fencing shall be checked on site by the County Planning Authority before any work commences.
- (d) Details of the retaining wall structure proposed at the science block are to be agreed with the County Planning Authority prior to installation.

Reason: To protect existing trees in the interests of amenity.

Signed
Date **5 July 2018** Head of Planning Services..... **Michael Elkington**

Continuation Sheet**Landscaping Scheme**

4. (a) All soft landscaping and ecological measures comprised in the approved details (Soft Landscape Proposals RCo233/03 Rev01 and RCo233/05 Rev00 and RCo233 Felpham Plant Schedule Rev01 and RCo233 Felpham Tree Schedule Rev04 and RCo233/05 FelphamCC Planting Layout) shall be carried out in the first planting and seeding season following commencement of the development. 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.
- (b) Within 1 month of the commencement of the development, a long term maintenance and management plan for the approved tree planting is to be submitted to, and approved in advance in writing by the County Planning Authority.

Reason: To ensure satisfactory landscaping setting for the development.

Construction traffic - parking

5. Development shall not begin until a scheme for providing on-site parking for construction workers for the duration of construction works has been submitted to and approved in writing by the County Planning Authority. The approved scheme shall be carried out throughout the construction period.

Reason: To ensure adequate off street parking during construction in the interests of highway safety.

Construction traffic management

6. Prior to the commencement of development, a Construction Traffic Management Document and Access Route must be submitted to and approved in writing with the County Planning Authority. The Document must include proposals to control and manage construction traffic using a 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic. Development traffic must adhere to the approved document for the duration of construction works.

Reason: In the interests of maintaining highway efficiency and safety.

Protection of the Highway

7. Prior to any demolition or construction works commencing, a scheme for keeping the highway clean from mud and debris and prevent the creation of a dangerous surface on the highway shall be submitted to and approved in writing by the County Planning Authority. The approved scheme shall be implemented throughout the construction period.

Reason: In the interests of maintaining highway efficiency and safety.

Signed
Date **5 July 2018** Head of Planning Services..... **Michael Elkington**

Continuation Sheet**School Travel Plan**

8. Within 3 months of the date of this permission, a revised School Travel Plan has been 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.

Reason: To encourage and promote sustainable transport.

Foul Water

9. 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.

Reason: To protect water quality and ensure compliance with the NPPF.

Removal of Temporary Buildings

10. By 30 November 2019, the temporary units and path shown on approved plan P101 Rev A shall be removed and the land reinstated to playing field.

Reason: To ensure the developemnt does not prejudice the use of the playing field long term.

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:
- 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

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

Signed
Date **5 July 2018** 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.

Date **5 July 2018** Signed
Head of Planning Services..... **Michael Elkington**