County Planning
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www.westsussex.gov.uk

west sussex county council

**Application No: WSCC/007/13/LU**
**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 2010

To Director of Communities Commissioning

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:-

**Two storey extension, to rear of school; single storey extension; enlargement of sealed play area; canopy; Hall extension and disabled access ramp, with construction access from Cornwall Road (revision of WSCC/072/12/LU) at River Beach Primary School, York Road, Littlehampton, West Sussex, BN17 6EW**

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 28 January 2013 (and in accordance with the relevant correspondence a copy of which is attached *) and subject to the conditions specified hereunder:-

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.*

Date 05/06/13 Signed
Strategic Planning Manage[redacted].

***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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2. The proposed development shall not take place other than in accordance with the approved plans:

- Classroom Extension Project: Site Access and Enabling Works Plan (drawing no. 1666/SL-30 Rev. B);
- Development Plan (drawing no. 1666/SL-20 Rev. C);
- 2 Storey Classroom Extension Project: General Site Layout Plan (drawing no. 1666/SL31 Rev. C);
- 2 Storey Classroom Extension Project: Block and Location Plans (drawing no. 1666/SL-28 Rev. A);
- 2 Storey Classroom Extension Project: Proposed Ground Floor, First Floor and Roof Plans (drawing no. 1666/BL-118 Rev. D);
- 2 Storey Classroom Extension Project: Proposed Elevations (drawing no. 1666/BL-119 Rev. B);
- 2 Storey Classroom Extension Project: Enabling Works Plan (drawing no. 1666/SL-27);
- 2 Storey Classroom Extension Project: Drainage Works Plan (drawing no. 1666/SL-33 Rev. B);
- Reception Year Extension Project: Block and Location Plans (drawing no. 1666/SL-628 Rev. A);
- Reception Year Extension Project: Proposed Plans and Elevation (drawing no. 1666/BL-619 Rev. E);
- Reception Year Extension Project: General Site Layout Plan (drawing no. 1666/SL-631 Rev. A);
- Reception Year Extension Project: Site Drainage Plan (drawing no. 1666/SL-633 Rev. A);
- Reception Year Extension Project: Site Access and Enabling Works Plan (drawing no. 1666/SL-630)
- Hall Extension Project: Proposed Plans and Elevations (drawing no. 1666/BL-819);
- Hall Extension Project: Site Access Plan (drawing no. 1666/SL-830);
- Hall Extension Project: General Site Layout Plan (drawing no. 1666/SL-831);
- Construction Vehicle Swept Paths Plan (drawing no. 1666/SL-21);

along with submitted documents including the Design & Access Statement (by Martyn Abbott for Nash and Partners Limited, January 2013), 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.*

Date 05/06/13 Signed
Strategic Planning Manager [redacted]



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3. Prior to the commencement of the development hereby permitted, a Construction Management Plan shall be submitted to and approved in writing by the County Planning Authority. It shall include details of:

   - the number, frequency, routing, access and types of vehicles to be used during construction;
   - facilities for vehicle parking and loading/unloading, and for the storage of plant and materials;
   - the location and appearance of any security hoarding;
   - measures to control the emission of dust and dirt during construction,
   - lighting for construction and security;

   Once approved, the Construction Management Plan shall be implemented in full.

   *Reason: in the interests of protecting highway safety and the amenity of local residents*

4. No work shall take place except between the hours of 08:00 and 18:00 hours on Mondays to Fridays inclusive, and 09:00 and 13:00 on Saturdays, with no working on Sundays, Bank Holidays or Public Holidays, unless otherwise agreed in advance and in writing by the County Planning Authority.

   *Reason: In the interests of local residents' amenity.*

5. No vehicle associated with the development shall enter or leave the site between 8.15am and 9.00am and 3.00pm and 3.45pm on any school day during school term time.

   *Reason: In the interests of the safety of school students and users of the public right of way.*

6. No articulated lorries shall access the site as part of the construction of this development.

   *Reason: In the interests of highway safety.*

**INFORMATIVES**

A. **Reason for the granting of Planning Permission:**

The proposed development meets the main material considerations in that it:

- Is acceptable in terms of its impact on the environment;
- Is acceptable in terms of impact on local residents and users of the Public Right of Way;
- Is acceptable in terms of impact on the highway; and
- complies with the Development Plan and the local and NPPF Policies that are listed below:

Date 05/06/13 Signed
Strategic Planning Manager [redacted]



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**Arun District Local Plan (2003, saved policies 2007)**

Policy GEN7 - form of new development;
Policy GEN33 - protection from noise pollution.

**Draft Arun District Local Plan (2012)**

Policy SP1 - positive approach to development;
Policy SP13 - high quality design;
Policy DM14 - form and design quality;
Policy DM17 - extension/alteration of buildings;

**National Planning Policy Framework Paragraphs:**

14 presumption in favour of sustainable development, and approving development that accords with the development plan;

17 core planning principles;

29 sustainable transportation;

123 planning decisions should avoid impacts on health and quality of life;

186 positive decision making;

196 determining applications in accordance with the development plan;

197 presumption in favour of sustainable development;

203 - 206 use of planning conditions.

B. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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

Date 05/06/13

Signed
Strategic Planning Manager

[redacted]



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**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 25/2/13

Signed
Strategic Planning Manager [redacted]



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