

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 24/10/2017

FROM: Alison Meeus

**TO: Arun District Council
FAO: Planning Officer**

**SUBJECT: LU/323/17
United Services, Maltravers Road
COU from US Club to 10 flats and parking.**

RECOMMENDATION:

Advice Objection	☐	Modification No Objection	☐	More Information Refusal	☐
	☐		☒		☐

The proposal to change the use of the vacant private members club into 10 residential flats with associated parking has been considered by WSCC as the Local Highway Authority. No objection is made subject to any conditions attached.

The site is located in a sustainable town centre location within walking distance of local amenities. The public library and fire station are directly opposite the site. Car parking will be provided for 6 cars, as the WSCC car parking calculator recommends there should be at least 6 allocated spaces. The remaining 6 unallocated and 2 visitor spaces will need to be found in and around the adjacent streets. Maltravers Road has enforceable parking restrictions in place all along its length because of the close proximity of the fire station this road needs to be kept clear, however unrestricted parking is available along Fitzalan Road and Maltravers Drive.

Whilst the renovations and building works are taking place the site should have a construction management plan. This must be submitted to the LPA as per the recommended condition attached and should any temporary licences be required i.e. for skips in the road then the attached informative give details of how this can be obtained.

**Alison Meeus
Planner**

Temporary Works Required During Construction

The applicant is advised of the requirement to enter into early discussions with and obtain the necessary licenses from the Highway Authority to cover any temporary construction related works that will obstruct or affect the normal operation of the public highway prior to any works commencing. These temporary works may include, the placing of skips or other materials within the highway, the temporary closure of on-street parking bays, the imposition of temporary parking restrictions requiring a Temporary Traffic Regulation Order, the erection of hoarding or scaffolding within the limits of the highway, the provision of cranes over-sailing the highway.

Construction Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- the provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area.