

CHICHESTER DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990
TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE
ORDER) 2015 (as amended)

Agent Details:

Michael Gadd
Farnagates House
Billingshurst Road
Wisborough Green RH14 0DZ
United Kingdom

Applicant Details :

Wisborough Green Parish Council
PO Box 255
Billingshurst
RH14 0WT

In pursuance of their powers under the above mentioned Act and Orders, the Council hereby notifies you that they **PERMIT** the following development, that is to say:

**Demolition of existing sports pavilion and erection of a replacement building.
Sports Pavilion Butts Meadow Wisborough Green Billingshurst West Sussex RH14 0BN**

to be carried out in accordance with your application WR/21/03019/FUL submitted to the Council on 25 November 2021 and as modified by any relevant under mentioned conditions and subject to compliance with all conditions specified hereunder:

Time limits and implementations conditions:

1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

2) The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Decided Plans"

Reason: For the avoidance of doubt and in the interests of proper planning.

Conditions requiring Local Planning Authority written approval or to be complied with prior to commencement of development:

3) No development shall commence, including any works of demolition, until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. Thereafter the approved CEMP shall be implemented and adhered to throughout the entire construction period unless any alternative is agreed in writing by the Local Planning Authority. The CEMP shall provide details of the following:

- a) the anticipated number, frequency and types of vehicles used during construction and demolition,
- b) the provision made for the parking of vehicles by contractors, site operatives and visitors,
- c) the loading and unloading of plant, materials and waste,
- d) the storage of plant and materials used in construction of the development,
- e) the erection and maintenance of security hoarding,
- f) the provision of road sweepers and/or wheel washing facilities to mitigate the impact of construction upon the public highway
- g) measures to control the emission of dust and dirt during construction, to include where relevant sheeting of loads, covering and dampening down stockpiles
- h) measures to control the emission of noise during construction,
- i) details of all proposed external lighting to be used during construction and measures used to limit the disturbance of any lighting required. Lighting shall be used only for security and safety,
- j) appropriate storage of fuel and chemicals, in bunded tanks or suitably paved areas, and
- k) waste management including litter and prohibiting burning of materials/waste.

Reason: These details are necessary pre-commencement to ensure the development proceeds in the interests of highway safety and in the interests of protecting nearby residents from nuisance during all stages of development and to ensure the use of the site does not have a harmful environmental effect.

Conditions requiring Local Planning Authority written approval or to be complied with by developer before occupation:

4) Prior to the first use of the development hereby permitted, internal dusk-dawn screen blinds (to block internal light spill) shall be installed on the hereby permitted rooflights. Once installed, the blinds shall be closed every day, between dusk and dawn the following day. Thereafter, the blinds shall be retained as such, unless otherwise agreed by the Local Planning Authority.

Reason: In order to restrict internal light spillage from harming the surrounding landscape.

5) The development hereby permitted shall not be first brought into use until the following ecological enhancements have been implemented;

- 1. Installation of a bat brick/box to a building or a tree sited within the site, facing a south/south westerly and positioned 3-5m above ground.
- 2. Installation of a bird box to a dwelling or on a tree sited within the site
- 3. Installation of a hedgehog nesting box within the site to provide future nesting areas for hedgehogs.

Once installed, the ecological enhancements shall be retained in perpetuity.

Reason: To secure ecological enhancements

6) Prior to occupation of the development hereby permitted, a strategy outlining details of how renewable technologies will be incorporated into the proposal shall be submitted to and approved in writing by the Local Planning Authority. This strategy shall reflect the objectives in Policy 40 of the Chichester Local Plan: Key Policies 2014-2029. The approved strategy shall be implemented as approved unless any variation is agreed in writing by the Local Planning Authority.

Reason: To minimise the impact of the development upon climate change.

7) No part of the development hereby permitted shall be first brought into use until the on-site water neutrality mitigation measures for the development detailed in the Water Neutrality Report Reference C3322 Rev P1 Dated 17th October 2024 have been fully implemented and are operational and a verification report for all the on-site water neutrality mitigation measures has been submitted to and approved in writing by the Local Planning Authority. The ongoing water neutrality measures shall be adhered to in perpetuity.

Reason: To ensure that the necessary mitigation measures to ensure an alternative water supply is in place prior to the use of the development. In the interests of biodiversity.

8) The proposed development shall not be brought into use until the existing building shown to be demolished have been demolished and the resultant materials cleared from the site.

Reason: In order to protect the character of the area

9) Prior to first use of the development hereby permitted, the vehicle parking and turning spaces shall be provided in accordance with details that have first been submitted too and approved by the Local Planning Authority. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development

10) No part of the development hereby permitted shall be first brought into use until cycle parking spaces in accordance with details that shall first have been submitted to and approved by the Local Planning Authority have been provided. Thereafter the cycle parking shall be retained for that purpose in perpetuity.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

11) No part of the development hereby permitted shall be first brought into use until the refuse and recycling storage facilities have been provided in accordance with details that shall first have been submitted to and approved by the Local Planning Authority. Thereafter the refuse and recycling storage facilities shall be maintained as approved and kept available for their approved purposes in perpetuity.

Reason: To ensure the adequate provision of onsite facilities in the interests of general amenity and encouraging sustainable management of waste.

12) The development hereby permitted shall not be first brought into use until on-site hard and soft landscaping works in accordance with plans and details that shall first have been submitted to and approved by the Local Planning Authority. The scheme shall include plans showing details of the hard surfacing material, a planting plan and schedule of plants noting species, plant sizes and proposed numbers/densities, and details of the proposed infrastructure and regime for watering and ongoing maintenance. Wherever possible, hard surfaces should be of permeable construction. Any trees or plants which, are removed, die, or become seriously damaged or defective, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved unless otherwise first agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and of the environment of the development

Conditions to be complied with at all times during construction:

13) The construction of the development and associated works shall not take place on Sundays or Public Holidays or any time otherwise than between the hours of 0700 hours and 1800 hours Mondays to Fridays and 0800 hours and 1300 hours on Saturdays.

Reason: In the interests of residential amenity.

14) The development shall take place in complete accordance with the mitigation measures detailed in the Preliminary Ecological Appraisal Rev A, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the necessary mitigation measures are undertaken

15) The development shall take place in complete accordance with the measures detailed in the Arboricultural Method Statement, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the necessary mitigation measures are undertaken

Conditions to be complied with at all times following completion of the development:

16) Notwithstanding the provisions of the Town and Country Planning (Use Classes) Order 1987, as amended, and the Town and Country Planning (General Permitted Development) Order 2015, or in any other statutory instrument amending, revoking and re-enacting the Order, the building hereby permitted shall be used for a sports pavilion community facility and for no other purpose.

Reason: To accord with the terms of the application ensure the use of the building remains for its sports pavilion community purpose and does not have a harmful environmental effect in the interests of residential amenity or the character of the area

17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that Order) no external illumination shall be provided on the site other than in accordance with a scheme that shall first have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed location, level of luminance and design of the light including measures proposed to reduce light spill. Thereafter the lighting shall be maintained in accordance with the approved lighting scheme in perpetuity.

Reason: In the interests of protecting wildlife and the character of the area.

Decided Plans

The application has been assessed and the decision is made on the basis of the following plans and documents submitted:

Details	Reference	Version	Date Received	Status
PLAN - EXISTING LOCATION PLAN	000		13.10.2021	Approved
PLAN - EXISTING TOPOGRAPHY	002		13.10.2021	Approved
PLAN - PROPOSED SITE PLAN	100		13.10.2021	Approved
PLAN - PROPOSED GROUND FLOOR PLAN	101		13.10.2021	Approved
PLAN - PROPOSED FIRST FLOOR PLAN	102		13.10.2021	Approved
PLAN - PROPOSED ROOF PLAN	103		13.10.2021	Approved
PLAN - PROPOSED ELEVATIONS	110		13.10.2021	Approved
PLAN - PROPOSED ELEVATIONS IN CONTEXT	111		13.10.2021	Approved
PLAN - EXISTING GROUND AND FIRST FLOOR PLANS	1312.1(00).001		13.10.2021	Approved
PLAN - EXISTING SOUTH, NORTH, EAST WEST ELEVATIONS	1312.1(00).002		13.10.2021	Approved

Informative(s)

1) The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

2) Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000, Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017.

These make it an offence to:

- Kill or injure any protected species or wild bird,

- Damage or destroy the breeding sites and resting places (roosts) of certain animals including bats and dormice even if the species is not present.
- Damage, destroy or take the eggs or nest of any wild bird (when the nest is being built or is in use)

The onus is therefore on you to ascertain whether such bats, birds, other animals or insects may be nesting or using the tree(s), the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require undertaking a bat survey or delaying works until after the nesting season for birds.

If the tree is being used as a breeding site or resting place (roost) by bats, then a Natural England Licence would be required before removal of the tree. You are advised to contact Natural England for more information on 0845 601 4523. Trees which have any holes, cracks, ivy or deadwood are more likely to have roosting bats.

The nesting season for birds is between the 1st March and the 30th September. If you need to undertake works during this period you are advised to contact the local office of Natural England at Lewes for further information (tel: 01273 476595).

3) The developer's attention is drawn to the provisions of the Wildlife and Countryside Act 1981, the Conservation (Natural Habitats etc) Regulations 1994, and to other wildlife legislation (for example Protection of Badgers Act 1992, Wild Mammals Protection Act 1996). These make it an offence to kill or injure any wild bird intentionally, damage or destroy the nest of any wild bird intentionally (when the nest is being built or is in use), disturb, damage or destroy and place which certain wild animals use for shelter (including badgers and all bats and certain moths, otters, water voles and dormice), kill or injure certain reptiles and amphibians (including adders, grass snakes, common lizards, slow-worms, Great Crested newts, Natterjack toads, smooth snakes and sand lizards), and kill, injure or disturb a bat or damage their shelter or breeding site. Leaflets on these and other protected species are available free of charge from Natural England.

The onus is therefore on you to ascertain whether any such species are present on site, before works commence. If such species are found or you suspected, you must contact Natural England Sussex and Kent Area Team (Worthing Office: Guildbourne House Chatsworth Road Worthing West Sussex BN11 1LD Telephone: 0300 060 3900, consultations@naturalengland.org.uk) for advice. If nesting birds are present on site, works should only be undertaken outside of the bird breeding season which takes place between 1st March 1st October.

Please Note: The headings to the Conditions are inserted for ease of reference only and shall not affect the interpretation of the Condition(s).

The applicant is reminded that the Council operate a formal procedure for the discharge of conditions. Details of this procedure can be found on the Council's website (<http://www.chichester.gov.uk/planningadvice#planningapplications>) or by telephone (01243 534734).

The plans the subject of this decision can be viewed on the Council's website www.chichester.gov.uk quoting the reference number of the application or alternatively by scanning the QR code. For all applications after May 2003, the relevant plans are listed as "Plans-Decided".



Decision Date : 9 April 2025

Signed:



Andrew Frost
Director of Planning and Environment
Chichester District Council

Are you CIL Liable?

If so, please complete Form 6 using the link below and return to CIL@chichester.gov.uk as soon as possible.

https://ecab.planningportal.co.uk/uploads/lapp/forms/form_6_commencement_notice.pdf

NOTES

Town and Country Planning Act 1990

Town and Country Planning (Control of Advertisements) Regulations 1992 Town and Country Planning (Trees) Regulations 1999

Your attention is directed to the following notes. They are for information only and do not pretend to set out the whole of the law on the subject. It would be well for you to consult your solicitor if you are in any doubt.

1. If the applicant is aggrieved by the decision of the District Planning Authority to refuse permission for the development, or is aggrieved by a condition imposed on a planning permission, he may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within six months* from the date of notice or determination giving rise to the appeal. (All appeals must be made on a form which is obtainable from The Planning Inspectorate, Room 3/04A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN. <https://www.gov.uk/planning-inspectorate>. Advertisements and ELD/PLD appeal forms are available from County House, Portland Square, Bristol; Tree Preservation Order appeals forms are available from Government Office from The Planning Inspectorate, The Environment Appeals Team, Trees and Hedges, Room 3/25 Hawk Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Email – environment.appeals@pins.gsi.gov.uk Telephone – 0303 444 5584. One copy of the appeal form must be submitted to the Director of Planning and the Environment, Chichester District Council, East Pallant House, Chichester, West Sussex PO19 1TY).

The Secretary of State has power to allow a longer period for the giving of a notice of appeal but he will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to

entertain an appeal if it appears to him that permission for the proposed development could not have been granted by the District Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements to the provisions of the development order, and to any directions given under the order.

*** APPLICANTS SHOULD NOTE THAT THE PERIOD FOR MAKING AN APPEAL IN RESPECT OF HOUSEHOLDER APPLICATIONS (SUFFIX /DOM) IS 12 WEEKS FROM THE DATE OF THIS NOTICE; FOR ADVERTISEMENT APPLICATIONS (SUFFIX /ADV) IT IS 8 WEEKS; AND FOR TREE APPLICATIONS (SUFFIX /TPA) IT IS 28 DAYS.**

2. If permission to develop land is refused or granted subject to conditions, whether by the District Planning Authority or by the Secretary of State, and the owner of the land claims that the land has become incapable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with the provisions of Part V of the Town and Country Planning Act 1990.
3. In certain circumstances a claim may be made against the District Planning Authority for compensation where permission is refused or granted subject to conditions by the Secretary of State on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in the Town and Country Planning Act 1990.
4. By Section 195 of the Town and Country Planning Act 1990 where an application is made to a District Planning Authority for a Certificate of Lawful Use or Development and is refused in part, the applicant may by notice under this sub-section appeal to the Secretary of State and on any such appeal the Secretary of State shall:
 - (a) if and so far as he is satisfied that the Authority's refusal is not well-founded, grant to the appellant a Certificate of Lawful Use or Development accordingly or, as the case may be, modify the certificate granted by the Authority on the application, and:
 - (b) if and so far as he is satisfied that the Authority's refusal is well-founded, dismiss the appeal.
5. Applicants are advised to consult Regulation (15) of the Advertisements Regulations 1992 regarding appeals in respect of advertisements.
6. Where this notice conveys approval or permission, conditional or unconditional please note that the decision given does not purport to convey any consent or approval which may be required under the Public Health Acts and Building Regulations. Additionally applicants are advised to check the need for notice to be given under the Party Wall etc. Act 1996.
7. Where this notice conveys approval or permission subject to conditions, applicants are reminded that the onus is on them to ensure the conditions have been complied with. Under some circumstances a failure to comply with a condition may result in the whole development being unauthorised.

Just received permission for a new property or development? Please register below for a Royal Mail postal address:-

<https://eforms.chichester.gov.uk/officeforms/application-for-a-new-single-dwelling-or-development.ofml>