DELEGATED APPLICATIONS - ASSESSMENT SHEET

APPLICATION NO./ADDRESS:
S106/24/0012
Ransoms, Station Road, Pulborough, West Sussex,

DESCRIPTION:
Details pursuant to Schedule 1, clause 3.1 of legal agreement (ref DC/22/1059) in relation to Water Neutrality / Rainwater harvesting system

RELEVANT PLANNING HISTORY:

DC/22/1059	Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.	Application Permitted on 19.04.2024
DISC/24/0244	Approval of details reserved by conditions 4, 6, 7, 9 and 10 to approved application DC/22/1059	Application Permitted on 12.12.2024

PLANNING ASSESSMENT
Planning Application DC/22/1059 was granted consent on 19/04/2024. This permission was for the following:

Demolition of existing mixed use building and erection of a three storey building to provide 8no flats with associated access, parking, bin store and cycle store.

Consent is sought to discharge Schedule 1, Clause 3.2 of the s106.

Clause 3.1:
Prior to the commencement of the development to submit the offsetting site rainwater management plan to the third party owner for their approval (which shall not be unreasonably withheld or delayed) and once approved by the third party owner thereafter submit the same to the Council for their approval.

The Council's Environmental Health officer has reviewed the submitted details and considers the details sufficient to address Clause 3.2 of schedule 1.

Officers also note that additional details of the rainwater harvesting system and associated management and maintenance routine has also been approved under DISC/24/0244 (Condition 70d DC/22/1059)

The requirements of the Schedule have been satisfied.

Recommendation: Application Permitted

Note to Applicant:
The applicant is advised that Clause 3.1 also requires the offsetting site rainwater management plan to be approved by the third party owner. This decision notice represents the Council's approval only, pursuant to Clause 3.1.

POSITIVE AND PROACTIVE STATEMENT
Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. 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, in order to be able to, where possible, grant permission.

Plans list for: S106/24/0012
(The approved plans will form Condition 1 on the Decision Notice of all Permitted applications)

DELEGATED

Case Officer sign/initial Nicola Pettifer Date: 29.04.2025

Authorising Officer sign/initial Adrian Smith Date: 02/05/2025