

MID SUSSEX DISTRICT COUNCIL

"OAKLANDS", OAKLANDS ROAD, HAYWARDS HEATH, SUSSEX RH16 1SS TELEPHONE: 0444 458166
FACSIMILE: 0444 454665 DX. 300320 HAYWARDS HEATH 1

West Sussex

Application Number : BH/134/94

PERMISSION

TOWN AND COUNTRY PLANNING ACT, 1990

Received on 29 JUN 94

APPLICANT : MCDONALD'S RESTAURANTS LIMITED

C/O : RAMMBRAND ARCHITECTS
10-11 HIGH STREET
UXBRIDGE
MIDDLESEX
UB8 1JN

DESCRIPTION : ERECTION OF A MCDONALD'S "DRIVE-THRU" RESTAURANT WITH ANCILLARY STAFF, STORAGE AND OFFICE ACCOMMODATION TOGETHER WITH LOCAL AUTHORITY CAR PARK REORGANISATION AND EXTENSION. (AMENDED SITE LAYOUT PLAN RECEIVED 9.8.94 SHOWING: LOW HEIGHT RAILS ADJOINING FOOTPATH THROUGH CAR PARK; SERVICE VEHICLE ROUTE; AMENDED PARKING LAYOUT (SPACE 1); DIMENSIONS AND SECTION OF OAK TREE)

LOCATION : LOCAL AUTHORITY CAR PARK &/
FORMER OTEHALL WORKS SITE, STATION ROAD,
BURGESS HILL.

The Council hereby notify you that they GRANT planning permission for the above development to be carried out in accordance with the submitted application and plans and subject to compliance with the following conditions:-

1. The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

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

2. The permission hereby granted does not purport to convey consent to any of the advertisements indicated on the submitted plans.

Reason: For the avoidance of doubt.

3. The building shall not be occupied until the parking spaces, turning facilities, splitter islands and footways shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking and turning of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways.

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4. The use of any land for car parking shall not be commenced until it has been laid out, surfaced and drained and such land shall not be used thereafter for any purpose other than the parking of vehicles.

Reason: To ensure a satisfactory standard of development.

5. The building shall not be used until the roads serving the development hereby permitted have been constructed, surfaced and drained in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

Reason: To secure satisfactory standards of access for the proposed development.

6. No construction/building work shall be carried out on site unless there is available within the site in accordance with details approved by the Local Planning Authority provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the building or other operations on the site throughout the period of work required to implement the development hereby permitted.

Reason: In the interests of road safety.

7. No work shall be carried out on site unless provision is available within the site, in accordance with details approved by the Local Planning Authority, for all temporary contractors' buildings, plant and stacks of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site.

Reason: To avoid undue congestion on the site and consequent obstruction to access.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

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

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9. No trenches or pipe runs for services and drains shall be cut or laid beneath the canopy of any existing tree to be retained on this or adjoining sites.

Reason: To protect tree roots from damage likely to lead to the loss of the tree.

10. No development, including site works of any description, shall take place on the site unless and until all the existing trees/bushes/hedges to be retained on the site have been protected by a fence to be approved by the Local Planning Authority erected around each tree or group of vegetation at a radius from the bole or boles of 5 metres or such distance as may be agreed in writing by the Local Planning Authority. Within the areas so fenced off the existing ground level shall be neither raised nor lowered and no materials, temporary buildings, plant machinery or surplus soil shall be placed or stored thereon without the prior written approval of the Local Planning Authority. If any trenches for services are required in the fenced off areas they shall be excavated and backfilled by hand and any tree roots encountered with a diameter of 25 mm or more shall be left unsevered.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area.

11. This permission relates to the amended site layout plan submitted on 8 September 1994 and not to the plans originally submitted.

Reason: For the avoidance of doubt.

12. No work for the implementation of the development hereby permitted shall be undertaken on the site on Sundays or Public Holidays or after 5.00pm on Saturdays.

Reason: To safeguard the amenities of nearby residents.

13. No public address or other sound amplification system shall be installed or used without the prior written consent of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents.

14. The premises shall not be open for trade or business except between the hours of 7.00am and 11.00pm and there shall be no external illumination on the premises except between the above-mentioned hours.

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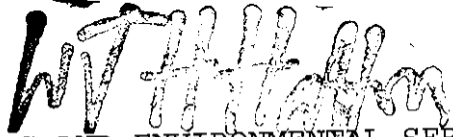
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Reason: To safeguard the amenities of neighbouring properties.

15. The restaurant and "Drive-thru" development hereby permitted shall not be commenced until the public car park has been relocated in accordance with the submitted layout plans unless otherwise agreed, in writing, by the Local Planning Authority.

Reason: To ensure that an important area of public car parking remains available for use in Burgess Hill Town Centre at all times.

Signed :



Date 12 OCT 94

DIRECTOR OF PLANNING AND ENVIRONMENTAL SERVICES

NB- IT IS IMPORTANT THAT YOU SHOULD READ NOTE 'A' ACCOMPANYING THIS FORM.

C.P.2