

# MID SUSSEX DISTRICT COUNCIL

"OAKLANDS", OAKLANDS ROAD, HAYWARDS HEATH, SUSSEX RH16 1SS TELEPHONE: 01444 458166

FACSIMILE: 01444 454665 DX. 300320 HAYWARDS HEATH 1

West Sussex

Application Number : GR/199/96

## PERMISSION

TOWN AND COUNTRY PLANNING ACT, 1990

Received on 20 AUG 96

APPLICANT : MCDONALD'S RESTAURANTS LTD

C/O : RAMM BRAND ARCHITECTS  
10-11 HIGH STREET  
UXBRIDGE  
UB8 1JN

DESCRIPTION : MINOR MODIFICATIONS TO BUILDING FABRIC INCLUDING PARTIAL DEMOLITION AT REAR, PROVISION OF DRIVE-THRU LANE AND ASSOCIATED PARKING, CONSTRUCTION OF REFUSE ENCLOSURE, REPLACEMENT OF PLANT MACHINERY. AMENDED PLANS RECEIVED 16.10.96 SHOWING MODIFIED ENTRANCE & EXIT ARRANGEMENTS AND TRAFFIC GENERATION & CAR PARKING ASSESSMENT REC'D 2.10.96, & GROUND FLOOR LAYOUT PLAN REC'D 19.9.96

LOCATION : THE WHITE LION, LONDON ROAD, EAST GRINSTEAD.

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 building shall not be occupied until the parking spaces shown on the submitted plans have been provided and constructed and low oak posts, or such measures to be agreed in writing by the Local Planning Authority, have been erected to the rear of parking spaces 1-22 inclusive. The areas of land so provided shall not thereafter be used for any purpose other than the parking of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways and to protect existing vegetation on the site.

3. The use of the car park shall not be commenced until it has been laid out, surfaced and drained in accordance with plans to be submitted to and approved by the Local Planning Authority and such land shall not be used thereafter for any purpose other than the parking of vehicles.

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Reason: To ensure a satisfactory standard of development.

4. The use hereby permitted shall not be carried on until provision has been made within the site in accordance with details to be submitted to and approved by the Local Planning Authority for the parking of bicycles clear of the public highway and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: To enable adequate provision for a facility which is likely to reduce the amount of vehicular traffic on existing roads.

5. The use shall not be carried on until the crossing between the boundary of the site and the adjoining carriageway has been laid out and constructed to a specification to be agreed with the Local Planning Authority. (Specification may be obtained from West Sussex County Council, Area Engineer, Broadbridge Heath Depot, Horsham, West Sussex).

Reason: In the interests of road safety.

6. No development shall take place unless and until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of development.

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

7. 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 occupation of the buildings or the completion of the development, whichever is the sooner, 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 visual amenity and of the environment of the development.

8. No development shall be carried out unless and until

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a schedule of materials and finishes to be used for external walls of the proposed extension have been submitted to and approved by the Local Planning Authority.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

9. The permission hereby granted related to the following schedule of plans: 188/A/303, 300B, 302, 301 and site location plan.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

10. No external lighting or floodlighting shall be installed without the prior written approval of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents and to safeguard the visual appearance of the area.

11. The premises shall not be open for trade or business except between the hours of 7am - 11pm and there shall be no external illumination on the premises except between the above-mentioned hours.

Reason: To safeguard the amenities of neighbouring properties.

12. The use hereby permitted shall not be carried on until a means of ventilation for the extraction and disposal of cooking odours has been provided in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and adjacent residents.

13. The development hereby permitted shall not proceed until details of the proposed surface water and foul drainage and means of disposal have been submitted to and approved by the Local Planning Authority and no building shall be occupied until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority.

Reason: To ensure that the proposed development is

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