DRAFT CONDITION(S) CLEARED NOTICE

Counterpoint Properties Ltd
34 The Drive
Bognor Regis
West Sussex
PO21 4DU

Your Ref: AB/49/13/DOC
Please ask for:
Mrs A Gardner

03 June 2013

Dear Mr Burrows

Town & Country Planning Act 1990 (as amended)
Planning (Listed Buildings and Conservation Areas) Act 1990
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)
Application of details reserved by condition 6 (archaeological investigation) following a grant of planning permission AB/44/10/
Site to Rear of 51 High Street Tarrant Square,Tarrant Street,Arundel

Notification regarding the above application:

Condition Number 6
An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification to be submitted to and agreed by the Local Planning Authority in writing before the commencement of any building works.

Reason: The site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with policy AREA17 of Arun District Local Plan.

Decision:
Arun District Council have decided to
APPROVE the details reserved by this condition
This condition is discharged in so far as submission of details relates and refers to the Archaeological Watching Brief Written Scheme of Investigation dated October 2012.

Please do not hesitate to contact the above officer if you require any further assistance.

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Anita Gardner

From: [redacted]
Sent: 29 May 2013 10:24
To: Anita Gardner
Subject: Fw: Planning Consultation on AB/49/13/DOC

Dear Anita,

Mark Taylor has asked me to respond to this consultation, as I had previously had dealings with the 2010 application. Please find below FYI a copy of the response that I have just sent to your "planning.responses" e-mail address, in case it doesn't reach that address.

Regards,

John Mills

John Mills | Senior Archaeologist, Strategic Planning, West Sussex County Council | Location: Northleigh House, Tower Street, Chichester, PO19 1RH
Internal: 56851 | External: +44 (0) 1243-756851 | E-mail: john.mills@westsussex.gov.uk

Think sustainably. Do you have to print? Can you double side? Do you need colour?
----- Forwarded by John Mills/PL/WSCC on 29/05/2013 10:21 -----

John Mills/PL/WSCC

29/05/2013 10:20

[redacted]

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO:	**AB/49/13/DOC**
Registered:	16-MAY-13
Site Address:	Site to Rear of 51 High Street Tarrant Square Tarrant Street Arundel BN18 9DE
Description of Works:	Application of details reserved by condition 6 (archaeological investigation) following a grant of planning permission AB/44/10/

West Sussex County Council response to consultation (Archaeology)

Date: 29th May 2013

Recommendation: No objection to the discharge of Condition 6 of AB/44/10.

Summary: The submitted written archaeological scheme adequately addresses the requirements of Condition 6 of AB/44/10, i.e., to ensure proper archaeological investigation, recording and reporting during the course of development-related ground excavations.

ARUN DISTRICT COUNCIL AB/49/13/DOC

Comments: The submitted document *Archaeological Watching Brief: Written Scheme of Investigation* was seen by West Sussex County Council in draft in February 2013.

The present version includes minor revisions recommended by West Sussex County Council at that time. It represents an adequate scheme of working for the purposes of the archaeological investigation required by Condition 6 of AB/44/10 (observation of excavations, investigation and recording on site, subsequent off-site reporting of finds and results).

John Mills
Senior Archaeologist
Strategic Planning - Environment & Heritage
West Sussex County Council

John Mills | Senior Archaeologist, Strategic Planning, West Sussex County Council | Location: Northleigh House, Tower Street, Chichester, PO19 1RH
Internal: 56851 | External: +44 (0) 1243-756851 | E-mail: john.mills@westsussex.gov.uk

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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail:planning@arun.gov.uk
website: www.arun.gov.uk/planning

Counterpoint Properties Ltd
34 The Drive
Bognor Regis
West Sussex
PO21 4DU

Your Ref: AB/49/13/DOC
Please ask for:
Mrs A Gardner

20 May 2013

Dear Mr Burrows

Article 21 of The Town & Country Planning General Development Procedure Order 1995
Application of details reserved by condition 6 (archaeological investigation) following a grant of planning permission AB/44/10/
Site to Rear of 51 High Street Tarrant Square,Tarrant Street,Arundel

Receipt No P92639 Amount: £ 97.00 **TOTAL PAID: £ 97.00**

Thank you for your recent submission for approval of details reserved by condition which was accepted as a valid application on 16th May 2013. It is being dealt with by Mrs A Gardner who will be able to help you should you have any questions.

The Planning Service is currently considering these details and will be undertaking a consultation exercise with the internal departments and external agencies where appropriate.

A response to your submission will be sent to you at the earliest opportunity.

Please be aware that some of our correspondance including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes thoughout the course of the application.

Yours sincerely

[redacted]

Karl Roberts
Assistant Director Planning & Economic Regeneration

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TOWN AND COUNTRY PLANNING ACT 1990

ARUN DISTRICT COUNCIL

DECISION NOTICE

Application Ref: AB/44/10/

1 **To Addressee**

Counterpoint Properties Ltd
34 The Drive
Bognor Regis
West Sussex
PO21 4DU

2 **Site Address**

Site at rear of 51 High Street
Tarrant Square
Tarrant Street
Arundel
BN18 9AJ

3 **Description of Development**

Application for renewal of unimplemented planning permission AB/32/05/ for two new shops with two self-contained maisonettes above

4 In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 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.

CONDITION 2 This permission relates to the following approved plans 457/01, 457/02, 457/03, 457/04, 457/05, 457/06, 457/100 and 457/101 dated 16-03-2005 and 457/07 dated 27-04-2010.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 3 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for the external walls and roof of the proposed building and surface treatment to the open area in front of Tarrant Square, the loading area and walkway 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 in accordance with policies GEN7 and AREA2 of Arun District Local Plan.

CONDITION 4 Precise details of the proposed joinery for the openings and windows hereby permitted shall be submitted to and approved by the Local Planning Authority before the development commences with particular care being taken to select the appropriate style and material of the timber window frames and casements, the arrangement of glazing bars and the set-back of the frames from the external wall face.

Reason:
In order that the development shall not detract from the character or appearance of the Conservation Area in accordance with policies AREA2 and GEN7 of Arun District Local Plan.

CONDITION 5 The building hereby permitted shall not be occupied until the loading/ parking bay shown on the approved layout plan has been provided and laid out in accordance with details approved by the Local Planning Authority and such space shall not thereafter be used other than for the purposes for which it is provided.

Reason: In the interests of road safety and to accord with approved policy in accordance with policy GEN7 of the Arun District Local Plan.

CONDITION 6 An archaeological investigation of the site shall be carried out at the expense of the developer in accordance with a specification to be submitted to and agreed by the Local Planning Authority in writing before the commencement of any building works.

Reason: The site is of archaeological significance and it is important that it is recorded by excavation before it is destroyed by development in accordance with policy AREA17 of Arun District Local Plan.

INFORMATIVE: Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY
This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character and there are no material considerations to indicate otherwise.

RELEVANT POLICIES

LOCAL PLAN: GEN1,GEN2,GEN7,AREA2,AREA17

NATIONAL POLICIES: PPS1,PPS3,PPS5,PPG13

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

INFORMATIVE
No construction/building work shall be carried out on site unless there is available within the