

From: Amanda Scholes on behalf of Planning.Responses
Sent: 18 August 2020 09:44
To: Planning Scanning
Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8
Attachments: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 18 August 2020 09:42
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8

Please scan as correspondence between agent and County

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
E: anita.gardner@arun.gov.uk



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Pendry, Glenn <[REDACTED]>
Sent: 06 August 2020 09:25
To: [REDACTED]
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>; Lynnette St quintin <[REDACTED]>
Subject: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8

Good morning Stephen,

I have been passed your details by the Planning Dept. in relation to the above and hope you don't mind me making contact direct in relation to the recent comments received in connections with Conditions 4 and 8 as attached to the above permission?

As I understand Anita is now on leave until the 18/08/20, and in order to mitigate any delays with regard to seeking approval to the conditions above, I wondered whether you would be able to provide comments in relation to my response/s to the points previous raised as per the attached?

I thank you for your time and continued support in relation to this single self-build dwelling and look forward to hearing back from you at your earliest convenience.

Many thanks.

Kind regards,

Glenn Pendry
Senior Technical & Engineering Manager BSc(Hons) ICIQB MIHE
BDW Southern Counties
(A Division of BDW Trading Limited)



BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW



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From: Pendry, Glenn [REDACTED]
Sent: 03 August 2020 07:25
To: Anita Gardner
Cc: [REDACTED]
Subject: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY
Attachments: Planning-101A.pdf

Importance: High

Good morning Anita,

I hope you're keeping well and had a good weekend?

Following on from your e-mail on Thursday, I confirm, in relation to the comments received in relation to Condition 8 (Vehicle Crossover) our engineer are currently reviewing the design and should have this back to me today.

However in this regard and having again reviewed the approved planning drawing (attached for reference), I don't feel as the crossover serves parking for 3 separate properties, namely that of the new residential property together with N's 74 and 76 Canada Road that this could be reduced to 6.4m and still allowing safe access and adequate manoeuvrability to these.

As such could I ask that the extent of this be reconsideration, allowing an O/A width at the channel line of 9.6m resulting in an O/A reduction of 4m in length.

If you're able to come back to me today, it would be appreciated as I will ensure the drawing is updated and re-issued by return.

Many thanks.

Kind regards,

Glenn Pendry
Senior Technical & Engineering Manager BSc(Hons) ICIOB MIHE
BDW Southern Counties
(A Division of BDW Trading Limited)



BDW House, Walnut Tree Close, Guildford, Surrey, GU1 4SW

From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 30 July 2020 11:32
To: Pendry, Glenn [REDACTED]
Subject: *EXTERNAL: AB/63/20/DOC Canada Road, Arundel



EXTERNAL EMAIL WARNING

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Dear Mr Pendry,

I have received a consultation response from County Highways requesting amendments to the information submitted in respect of discharge of conditions 4 and 8. Please see comments below. Can you let me have receipt of the amended details within the next 14 days?

Local Highways Comments pertaining to Condition 4 (site layout).

The LHA does not accept storage of materials within the publicly maintainable highway. The LHA asks the applicant to amend the plans.

The LHA does not accept parking provisions for workers within the highway, please amend.

With regard to condition 8 it is noted that the plan is annotated to demonstrate a 13.8 metre VCO.

WSCC Highways Area Office, who is responsible for the issuing of VCO Licenses, do not wish to see VCO's measuring over 6.4 metres in this location due to the existing parking

pressures and the loss of on-street parking provision for neighbouring residents. While this is not a highways safety issue the LHA wish that good planning practices are kept

and as such, no planning application is permitted where it cannot be implemented. As a result, the LHA advises the applicant to reduce the VCO to 6.4 metres maximum.

The LHA requests the applicant modifies the plans to reflect the above comments.

Regards

Anita Gardner

Anita Gardner

Principal Planning Officer,
Directorate of Place



T: 01903 737529

E: anita.gardner@arun.gov.uk

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