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Save the environment - think before you print.

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 24 August 2020 13:28

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 with consultee

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529

E: anita.gardner@arun.gov.uk



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From: Ian Hayward [REDACTED]

Sent: 24 August 2020 12:11

To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Cc: Stephen Garrard [REDACTED]

Subject: RE: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8

Afternoon Anita,

Stephen is not able to respond today so I have had a look at the emails in question namely from Glenn Pendry 3rd and 6th August.

Condition 4 – Construction Plant and Materials

As per, and adding to Stephens comments 30th July WSCC. Parking by contractors can naturally take place on street while taking into consideration any existing traffic regulation orders. However it is not advised that a specific area for this is marked on discharge of condition plan. This is because the roads status as public highway is secured by statute and thus should be free for use by all. It would also restrict contractors to only parking in those specific locations when they may not be free.

This could be mitigated by way of a temporary traffic regulation order, but the applicant does not seem to be proposing this.

It would be better if a statement was made similar to “Due to the constraints of the site contractors will be required to park on street in a safe and considerate location. Any such parking must take into consideration any existing traffic regulation orders.

If clarification can be made with the applicant on this matter I can advise further if needed.

Similarly with materials storage, typically we try and avoid this if possible but it can be permitted with the appropriate licence agreement from WSCC Highways. Please can the applicant confirm if they do wish to store materials on the highway and I will enquire with the area office if ‘in principle’ such a licence would be forthcoming in such a location.

Condition 8 - Access

Am I right in thinking they have not submitted any plans that show a reduced width crossover at 6.4m wide? I can’t see such plans on the Arun Planning Portal or on the email string. The latest seems to be Plan 101A as attached to one of Glenns emails.

Glenn seems to be asking if a crossover width of 9.6 metres would be acceptable. I can see the logic behind this as it would allow for convenient access to the garage spaces and hardstanding for 74 and 76 Canada Road and allow for access to the proposed parking spaces for the new dwelling. To my mind a 6.4m wide crossover may limit accessibility for some of the spaces, though its difficult to say this with any certainty as that has not been demonstrated to date.

Our area office are resistant in granting licence application grater than 6.4 metres in width due to the loss of on street car parking provision. I think the only way forward is to present to the area office a plan that shows how a 6.4m wide crossover is not workable. I.e. showing a 6.4 crossover where it is then clear that vehicles accessing the new parking spaces will be required to bump the kerb in order to access the approved parking spaces. A similar plan showing a 9.6 metre wide crossover or greater can then be provided to show the minimum width required to provide a workable solution. This will then be materially different to what we have presented to the area office with to date to provide us a view on.

Are you able to pass these comments to Glenn, happy for him to call me to discuss if needed.

Thanks

Ian Hayward
Planning Services

From: Anita Gardner
Sent: 21 August 2020 12:24

Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8
Importance: High

Hi Stephen,
Can you let me have your comments in relation to the latest e-mail from the agent below by the beginning of next week please?
Thanks
Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

T: 01903 737529
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From: Pendry, Glenn [REDACTED]

Sent: 19 August 2020 12:57
[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
Importance: High

Afternoon Stephen,

Just catching up on my e-mails following my return from annual leave and wondered whether you have had an opportunity to review my e-mail from the 6th August in order that I can ensure the details are updated accordingly?

I thank you for your time and support in this regard and look forward to hearing back from you.

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
[REDACTED]

From: Pendry, Glenn

Sent: 06 August 2020 09:25
[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

[REDACTED]

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