

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

Sent: 01 October 2020 08:56

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Condition 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: Stephen Garrard [REDACTED]

Sent: 01 October 2020 08:07

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

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

Good Morning,

I have reviewed our system and it shows that first comments were sent on the 29/07 with additional comments provided on the 30/07 and 07/09.

Our system also shows an outstanding response due on the 08/10 which means we are still within our agreed time window.

I have just come back off leave and Ian is on paternity leave, so I will hopefully have comments to you by the end of this week early next week.

Many Thanks.

Stephen Garrard – Planning Technician

Information Management Team, Planning Services

West Sussex County Council, Ground Floor, Northleigh, County Hall, Chichester, PO19 1RH

Working Hours : Monday – Friday : 07:30 – 15:30

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

Sent: 30 September 2020 17:40

To: Stephen Garrard

Cc: Ian Hayward

Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Condition 8

Dear Stephen/Ian,

I sent these amended details through to you nearly 2 weeks ago. Please can you let me know if they are now acceptable in relation to compliance with conditions 7 and 8?

Regards

Anita Gardner

Anita Gardner
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From: Anita Gardner

Sent: 17 September 2020 13:06

Subject: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Condition 8

Hi Stephen,

I have sent a re-consultation on this application through the normal route, but since you provided the initial response I would be grateful if you could advise if these amended details address your earlier concerns?

Thanks

Anita

Anita Gardner

Principal Planning Officer,
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From: Pendry, Glenn [REDACTED]
Sent: 17 September 2020 07:22
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: 'Lynnette St quintin' [REDACTED]
Subject: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8

Good morning Anita,

Further to your e-mail below I confirm in relation to Condition 8, that the drawings sent across yesterday and again attached are to superseded drawing 15718-HOP-ZZ-XX-DR-C-10001.50 P5 as noted on the attached application form.

I hope this assists?

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



From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 16 September 2020 10:31
To: Pendry, Glenn [REDACTED]
Subject: *EXTERNAL: RE: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8

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Dear Glenn,

I have looked at the existing plan numbers and they are not the same as those now submitted. Please can you advise which drawings are to be superseded?

Regards

Anita Gardner

Anita Gardner
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From: Pendry, Glenn [REDACTED]
Sent: 16 September 2020 05:35
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: 'Lynnette St quintin' [REDACTED]
Subject: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8
Importance: High

Good morning Anita,

I hope you're keeping safe and well.

Following on from our exchange of e-mails below yesterday, please find attached a copy of the updated crossover proposals in relation to Condition 8 -- Access for your consideration/approval.

In this regard and for the reasons that the off street parking will serve 3 separate properties, namely 74, 76 and 76a and therefore access to each needs to be maintained in its own right (as you will note from the attached), as a result the minimum width we can reduce said crossover to is 9.6m which I hope will be acceptable?

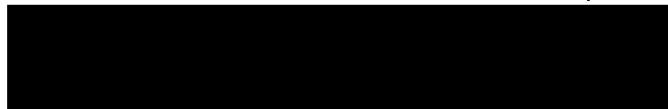
In relation to the updated details pertaining to Condition 4 -- Construction Plant & Materials, I confirm this will follow under separate cover later this morning.

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: Pendry, Glenn
Sent: 15 September 2020 14:55
To: 'Anita Gardner' <Anita.Gardner@arun.gov.uk>

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

Good afternoon Anita,

Apologies for the delay, I have been liaising with and am awaiting the final version of the updated proposals for your consideration.

I am awaiting on a call back from the engineer as we speak and expect to have the revised information to you tomorrow.

Again apologies for the delay in getting the revised details in relation to the above to you.

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

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

Sent: 15 September 2020 14:49

To: Pendry, Glenn [REDACTED]

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

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Dear Mr Pendry,

I am still awaiting receipt of additional information. Unfortunately if this is not received by midday tomorrow the discharge of condition application in respect of nos 4 & 8 will be determined on the basis of the information submitted to date.

Regards

Anita Gardner

Anita Gardner
Principal Planning Officer,
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From: Pendry, Glenn [REDACTED]
Sent: 09 September 2020 07:05
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: 'Lynnette St quintin' [REDACTED]
Subject: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8
Importance: High

Good morning Anita,

I hope you're managing to keep safe and well?

Firstly apologies for the delay in coming back in response to your e-mail below. I hope, following on from and as a result of my recent dialogue with our engineer to have a response back to you in relation to the remaining Conditions 4 and 8 by the end of the week if not before.

Again apologies for the delay in this regard, any queries or concerns, please feel free to give me a call or drop me a n e-mail.

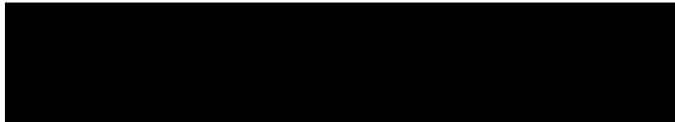
Many thanks.

Kind regards,

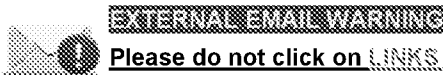
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Senior Technical & Engineering Manager BSc(Hons) ICIQB MIHE
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From: Anita Gardner <Anita.Gardner@arun.gov.uk>
Sent: 03 September 2020 15:46
To: Pendry, Glenn [REDACTED]
Subject: *EXTERNAL: FW: AB/63/20/DOC 74-76 Canada Road, Arundel, West Sussex BN18 9HY - Planning Conditions 4 & 8



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Dear Glenn,

Can you let me have a timeframe for your response to the points raised by County Highways? I would hope that you would be in a position to provide the additional information by the middle of next week.

Regards

Anita

Anita Gardner
Principal Planning Officer,
Directorate of Place

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From: Anita Gardner

Sent: 24 August 2020 13:28

To: Pendry, Glenn [REDACTED]

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

Dear Glenn,

Please see the response below from County Highways. I await your response and amendments/clarification.

With regard to extensions of time periods I am advised changes have been discussed but no decisions taken so I am still not entirely sure what the process will be. What is your understanding?

Regards

Anita

Anita Gardner
Principal Planning Officer,
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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

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 greater 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,
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E: anita.gardner@arun.gov.uk



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From: Pendry, Glenn [REDACTED]

Sent: 19 August 2020 12:57

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

From: Pendry, Glenn

Sent: 06 August 2020 09:25

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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