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Save the environment - think before you print.

From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>

Sent: 06 August 2020 11:45

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

Subject: RE: Planning Consultation on: AB/75/20/PL

I refer to the above planning application and make the following comments;

Noise

One of the pictures shows an air conditioning unit in very close proximity and pointing directly towards the windows of the planned dwelling. This has the potential to negatively affect the residential amenity of any future occupiers by causing noise and vibration issues. However, I see from the plans that it is proposed to put a glass roof over this area. I would therefore need to know what this air conditioning unit serves and if it is to be left in place, totally removed, replaced or moved somewhere else and if so where to before I would be confident that there will not be a noise issue. I would ask that the applicant provides answers to the above issues so that I can make a full assessment. Without this information I would have to consider objecting to the application on noise grounds or requesting a noise assessment and potentially sound insulation works in order to ensure that any future occupiers are not disturbed by noise from the unit.

Asbestos

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure.

A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

Reason: To protect the amenity of local residents in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

Informative

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Please note that I work part time and my normal working days are Wednesday – Friday.

Joanne Lewis

Senior Environmental Health Officer,
Environmental Health

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E: joanne.lewis@arun.gov.uk



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

Sent: 17 July 2020 11:19

To: EHPlanningConsultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: AB/75/20/PL

To: **Environmental Health - Planning consultation**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AB/75/20/PL

Registered: 14th July 2020

Site Address: 55-57 High Street Arundel BN18 9AJ

Grid Reference: 501831 107122

Description of Works: Conversion of existing mixed use space to 1 No. 1- bedroom flat. This application affects the character & appearance of the Arundel Conservation Area & affects the setting of a Listed Building.

The Council have received the above application.

[Click here to view the application details](#)

This application has been identified as CIL Liable. Therefore please be aware that, in accordance with Appendix 2 of the Arun CIL Charging Schedule, your consultation response should only include requests for Section 106 for onsite mitigation, Pagham Harbour Management Contributions (if applicable) or Affordable Housing. Off Site mitigation measures directly related to this development should be dealt with by condition if possible to ensure the scaling back of Section 106 if possible. CIL contributions will be used for off site infrastructure mitigation schemes. Therefore if this proposal triggers the need for off site mitigation, please ensure that you engage in the CIL Infrastructure List Consultation process upon receipt of a consultation letter.

Should you have any comments to make, these should be sent by replying to this email by 20th August 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

PLCONSULT (OD8) 2020