

CONSULTATIONS LIST G:TSU General\consultation sheet.doc (18/02/10)

WSCC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSCC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue(Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CHI/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers – All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for p... lition + LOCAL GROUPS ABS		
FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency – if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Anything with a wind turbine consult NATS (use code WFC)		



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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) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Watkins Wood Surveyors
37 North Street
Emsworth
Hampshire
PO10 7DA

Your Ref:
Our Ref : AL/106/10/
Please ask for:
Mrs S Leeson
Direct Dial: 01903 737769

21st October 2010

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Change of use of implement & equipment store approved under AL/92/08/ to tourist accommodation unit

Old Dairy Lane (formerly known as farm buildings rear of New House Farm) Norton Lane
Aldingbourne PO20 3NH

Receipt No P85396 Amount: £ 335.00

VAT Number 193 5586 24

TOTAL PAID: £ 335.00

Thank you for your recent planning application, which was accepted as a valid application on 14th October 2010. It is being dealt with by Mrs S Leeson who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 25th November 2010 which is the end of the advertising period.

If you have not received a decision by 9th December 2010 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence 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 throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.

Please note above amended address.



Please do not hesitate to contact us if you have any queries.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy





Watkins Wood Surveyors
37 North Street
Emsworth
Hampshire
PO10 7DA

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: AL/106/10/
Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445

Dear Sir/Madam

18th October 2010

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Change of use of implement & equipment store approved under AL/92/08/ to tourist accommodation unit
Old Dairy Lane (formerly known as farm buildings rear of New House Farm) Norton Lane Aldingbourne

Thank you for your recent application which I received on 14th October 2010. It is being dealt with by Mrs S Honney-Bayes who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised block/site plan showing the area edged in blue to match the location plan, in accordance with the guidance notes available on our website detailed below (click on National List).

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 1st November 2010. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours faithfully



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42



Juan Baeza

From: Juan Baeza
Sent: 29 November 2010 17:05
To: Bruce Taunton
Subject: FW: The Implement Barn - New House farm
Attachments: New House Farm Structural report.pdf

Bruce,

This information relates to application reference AL/106/10 which unfortunately you were not requested to comment on unlike the previous application ref AL/92/08. Susan Leeson was the case officer but I've taken it over due to her being on sick leave.

Would you please be good enough to comment on this one. I have the complete file if you need to look at it.

Many thanks

Juan

From: Mike [redacted]
Sent: 29 November 2010 17:21
To: Juan Baeza
Subject: The Implement Barn - New House farm

Juan,

Further to our telephone conversation last week, please find attached the relevant parts of the structural report relating to the site in general and specifically the part relating to the Implement store. This was emailed last week but we have had problems with our email server so I think from my conversation with Rod May that you did not receive it.

Please let me know if you need any further information.

Kind regards,

Mike Wood.

PS. References made in one of the objection letters to the barn not being suitable for conversion relates to what was described as the stable building which was subsequently removed from the overall redevelopment application of the site when approval was granted.

Watkins Wood Surveyors
37 North St
Emsworth
Hants

[redacted]

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John Baeza

From: Mike [REDACTED]
Sent: 29 November 2010 17:21
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<http://www.star.net.uk>

Juan Baeza

From: Bruce Taunton
Sent: 07 December 2010 16:07
To: Juan Baeza
Subject: RE: The Implement Barn - New House farm

Hi Juan,

Having looked through the information and the proposals I have no comments as there are no major structural alterations. Minor variations from new doors or window openings will be picked up during the Building Control phase of the conversion.

I trust this is sufficient for you at this moment.

Regards

Bruce Taunton
Principal Structural Engineer

From: Juan Baeza
Sent: 29 November 2010 17:05
To: Bruce Taunton
Subject: FW: The Implement Barn - New House farm

Bruce,

This information relates to application reference AL/106/10 which unfortunately you were not requested to comment on unlike the previous application ref AL/92/08. Susan Leeson was the case officer but I've taken it over due to her being on sick leave.

Would you please be good enough to comment on this one. I have the complete file if you need to look at it.

Many thanks

Juan

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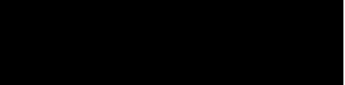
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Mike Wood.

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Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF

Tel: 01903 737500 ext 37314
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: juan.baeza@arun.gov.uk



Mr M Wood
Watkins Wood Surveyors
North Street
Emsworth
Hampshire
PO10 7DA

Our ref: AL/106/10/

Please ask for:
Juan Baeza
Planning Appeals
Direct Dial: 01903 737765

13 December 2010

Dear Mr Wood

**Change of use of implement store approved under AL/92/08 to tourist accomodattion.
Old Dairy Lane, Norton Lane, Aldingbourne**

I refer to the above development for which planning permission is currently being considered by the Local Authority. This letter is to advise you further of the Council's affordable housing policy which was approved on the 18th August 2010 and officially came into force on that date. Details of the policy can be found on the Council's website: www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3694

This policy relates to applications for one or more new dwellings proposed for residential C3 use and has a requirement for an affordable housing provision. Your application was received on 6th September 2010 and therefore is subject to this condition. In this instance a commuted sum will be sought by way of a Section 106 Agreement. The commuted payment will vary according to the number of bedrooms the proposed dwelling has. The applicable calculated payments in the Walberton ward are shown below.

2 bedroom dwellinghouse = £8,154

Please note that this sum is not payable until the commencement of development.

At present I would kindly advise you to contact the Council's planning solicitor to instruct the Councils Planning Solicitor Delwyn Jones (01903 737737) to draw up the legal agreement. This will require a standard administrative fee of £450.00, and an additional monitoring fee. Mr Jones will then draft the agreement which you as the applicant will receive, to be signed and returned to the Council.

We seek an agreement to this policy and the commuted sum prior to any decision being made on the planning application.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours Sincerely



Juan Baeza
Planning Appeals

MEMO

FROM:

Delwyn Jones
Planning Solicitor
Ext: 37737
Ref: AL/106/10
Dated : 6 January 2010

TO: Deeds Store Clerk

For circulation to :-

Hazel Aldington
Service Delivery and Monitoring Officer ✓

FOR CIRCULATION TO :-

Planning Case Officer
Local Land Charges Officer
Planning Admin
Accountancy

Affordable Housing

SITE NAME: OLD DAIRY LANE ALDINGBOURNE

PARTY NAME: MR MAY

PLANNING OBLIGATION COMPLETION

The above is now completed today .

DEEDS STORE CLERK:

The original planning obligation is attached.

Please place the original planning Obligation attached in the Deeds Store. .

Before you do so please make one copy and attach to this memo and forward it to the Service Delivery and Monitoring Officer . The SD&MO will then copy the deed scan into the Ocella records and circulate it to the other addressees of this memo.

SERVICE DELIVERY & MONITORING OFFICER

Please on receipt of this memo and enclosure scan it and make hard copies of it and then circulate to all the above addressees and update Ocella.

PLANNING OFFICER:

Please issue planning permission. A copy of the planning obligation is on the file.

LOCAL LAND CHARGES OFFICER:

Please register this planning obligation as a Local Land Charge. A copy of it is attached.

ALL OF YOU

A summary of the provisions of the obligation is:

Obligation	Time Limit
ADC	
Affordable housing Sum £8154 .00	On start of development



PLANNING ADMIN:

A copy is enclosed for your files. Please enter this on the Planning Register as a PE format.

The legal fees received for the preparation of this agreement were £450.00 I

Delwyn Jones
Planning Solicitor



NOTES RELATING TO PLANNING APPLICATION TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.

If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in case of a householder appeal) of the date of this notice, whichever period expires earlier.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Secretary of State, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN or on line at www.planningportal.gov.uk/pes

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council



(that is, where the land is situated in a National Park, the National Park authority for the Park, or in any other case the district council in whose area the land is situated). This notice will require the Council to purchase the owner's interest in the land in accordance with the provisions of Chapter 1 of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).



**NEW HOUSE FARM,
NORTON,
NR CHICHESTER,
WEST SUSSEX**

**STRUCTURAL APPRAISAL
TO ACCOMPANY PLANNING APPLICATION
FOR CHANGE OF USE
OF REDUNDANT AGRICULTURAL BUILDINGS
TO COMMERCIAL AND RESIDENTIAL USE**

JULY 2005

1. INTRODUCTION

This document is a Structural Engineer's appraisal of the rural buildings at New House Farm Norton, which are the subject of a planning application for change of use and conversion to Business/Industrial use and a single Residential Unit.

To comply with Local Policy, the following criteria need to be met in relation to the structural adequacy of the buildings :

- (a) The building is structurally sound, of permanent construction, and capable of conversion without rebuilding or significant alteration and extension; and
- (b) Where the building is of historic or architectural importance, there is no adverse effect on the character and appearance or features of architectural or historic interest, internally and externally, which the building possesses, or its setting.

This document relates solely to commenting on the structural feasibility of converting the buildings in the context of the above policy requirements. It is not a full structural condition survey and should not be read as such.

4. Implement Shed (Building No. 3)

4.1 Description

- 4.1.1 A relatively low, single storey shed/barn of composite precast construction. The building had precast concrete wall framing and eaves level roof beams supporting a steel framed roof truss arrangement. The roof was pitched and covered in concrete asbestos type sheeting supported on double steel angle purlins running between the trusses.
- 4.1.2 The roof trusses had welded joints and were supported directly on precast concrete columns.
- 4.1.3 The building had enclosed walls on three sides but was open along the front elevation (north). The walls to the sides and rear were also framed in asbestos cement sheeting with a low level concrete block plinth to all sides (5 courses high).
- 4.1.4 The roof had flat plate cross bracing in each end bay. There were four main frame/truss lines.
- 4.1.5 The building was immediately adjacent to the Dutch Barn.

4.2 Condition

- 4.2.1 The roof trusses had evidence of surface corrosion as did the purlins and cross bracing. This was not structurally significant and required wire brushing and painting.
- 4.2.2 Around the low level area on the front columns there was abrasion damage. Concrete material was missing locally and some corrosion to reinforcement was evident. Minor repairs were required.
- 4.2.3 The roof line was good with no obvious significant deformation or deflections evident. The purlins exhibited very minor deflection.
- 4.2.4 There were various low level cracks within the blockwork plinth wall along the rear. These were very fine in width. These were generally near vertical in orientation. They were either shrinkage cracks which will have propagated just after initial construction or were related to impact damage (or a combination).

4.3 Conclusion/Discussion

- 4.3.1 The building appeared sound and in relatively good order with only minor repairs and maintenance required.
- 4.3.2 The conversion proposals are very straightforward and involve replacing asbestos cement roof sheeting with slates and infilling the front northern wall with timber framing off a masonry plinth wall.

Walls will be re-clad in timber boarding and infill timber members will be required.

- 4.3.3 The proposed conversion works do not involve any structural changes to the main frame members, purlins, rails or block walls. The infill to the northern wall, and indeed additional infill timber-clad walling to the other sides, will only enhance the building's structural integrity.

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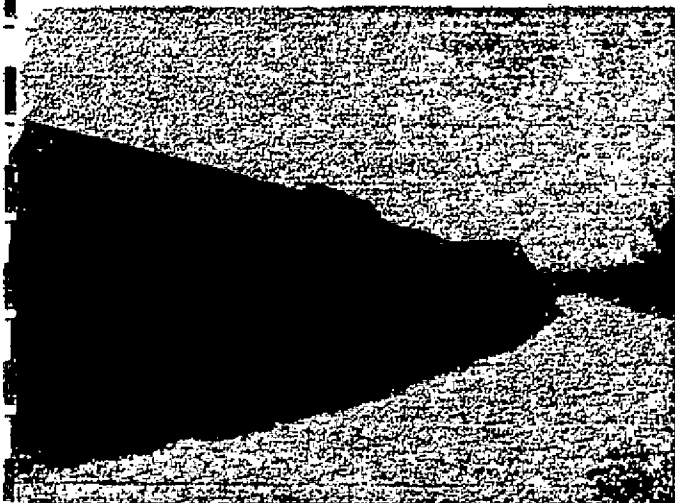
4.4 Overall Comment

As the building can be converted without any structurally significant alterations, extensions or re-construction, the proposals are considered to meet policy.

The works proposed are totally feasible and the building will be very easy to convert to commercial use. No significant new openings are required in the outside walls which would require removal of existing structure.

4. Photographs - Implement Shed

1. End elevation (east).
2. End elevation (west).
3. Front elevation.
4. View of interior showing gable framing, and end roof trusses. Note full gable framing and roof truss to end wall.
5. Front roof support beams and intermediate column.
6. Interior view showing roof trusses and concrete framing.
7. View of truss connection point and double angle purlins.
8. Full view of typical end gable wall showing roof bracing in end bay.
9. Minor crack in rear blockwork.



151.jpg 2005/06/26 11:08:33

152.jpg 2005/06/26 11:08:58

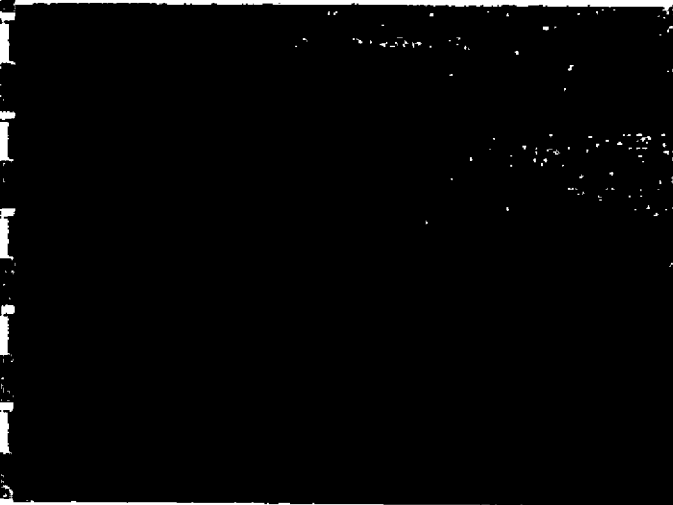




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156.jpg 2005/09/28 11:09:55





159.jpg 2003/09/28 11:11:22

10.0 Summation Statement

It has been demonstrated that for each building assessed the buildings can be converted and meet Arun District Council Local Plan policy requirement.

The buildings examined were considered structurally sound with only minor problems. There were no severe recent structural movements, areas of distress or deformation present which would warrant extensive demolition or rebuilding of any structure present.

The overall structural form will not be altered, no reconstruction work is proposed and only minor link extensions form part of the scheme. The amount of new structural openings required in load bearing walls is minimal and existing openings are utilised wherever possible.

It is our considered opinion that the buildings forming this proposal meet policy criteria for conversion related to Structural Adequacy.

Ian Thomas BSc (Hons) CEng MStructE MRICS MCIOB
Partner - Architectural & Conservation Group
Cluttons LLP
Project & Building Consultancy

1 London Road
Arundel
West Sussex
BN18 9BH



