



From: Eamonn Prenter [REDACTED]
Sent: 30 October 2018 15:03
To: Daun Johnson
Cc: Rosemarie Dannatt; Alex Richards
Subject: FW: Further Information Required on Your Ref: PP-07308571 Our Ref: AL/107/18/PL

Dear Dawn,
I refer to your letter of 19th October attached where you queried a number of matters that require resolution before you can validate this application.

At the outset, let me state that this site and indeed the adjoining site has a complicated planning history regarding previous planning decisions and non-compliance with planning conditions in particular. This history and matters of non-compliance have been the subject of extensive engagement with the Enforcement Officer, both written and verbal. I have therefore copied your colleague Rosemarie Dannatt in on this email. No doubt she can also provide some clarity if necessary.

Please let me address your points in order.

Location Plan

The base location plan used is the same for previous applications on this and the adjoining site. Please however note that we will provide a revised location plan where the road names will be more readable as you have requested. I expect this amended location plan to be with you later this week and therefore by the deadline of 2nd November.

Confirm the Planning Permission for the 3 no. Approved Plots

Please note that the original planning permission for the 3 approved plots on this site, as opposed to the adjoining site, comes under your reference AL/119/10 and not permission AL/47/14/ that you refer to in your validation letter and that we inadvertently inserted into the description of the development. Please note that AL/47/14 is for showpersons plots on the adjoining site known as the Nyton Farm site and not this application site. I do accept that there was an inadvertent reference in at least one place to AL/47/14. I believe that Rosemarie will readily be able to confirm that the original permission for 3 no. plots for temporary period on this site is AL/119/10 which was subsequently made permanent under your ref. AL/10/14 and not AL/47/14. We have amended the application documents including the application form to refer to AL/119/10 and AL/10/14.

Confirm Calculation of Planning Fee given Permission has been granted for 3 plots on AL/47/14

Apart from the fact that the location of the three approved plots under AL/47/14 lies outside the site, on what is known as the Nyton Farm Shop Site, and the fact that temporary permission within this application site was granted under AL/119/10 and made permanent under AL/10/14 the three existing plots provided for in this application site were not constructed as approved and therefore we are applying for retrospective planning permission for these three units as clearly set out in the description of the development.

Consequently as these are non-conforming plots for which retrospective planning permission is sought they are included in our calculation of the application fee.

Please see our comments below on the Drawings submitted with the application.

Please Confirm Plan 1032-02 is the Existing Plan

Plan 1032-02 is not the Existing Plan. The existing plan is now 1032-01 and is clearly labelled 'Existing Plan'. Plan 02A is clearly now labelled as the Proposed Plan. Plan 02A contains colours in the key that are used in the drawing itself. The key for Drawing 1032-02A now reflects only the colours used within the actual layout proposed.

Please Confirm Plan 1032-03 is the Proposed Plan and Re-Label if this is the case

We have produced a drawing entitled 'Existing and Proposed Plots' under ref. 1032-03A and steered away from terminology using the word 'layout' to show the existing and proposed plots on this plan. The proposed layout incorporating retrospective, non-compliant and retrospective elements is now shown on plan 1032-02A.

Two Existing Sections are Shown on the Same Plan. Please Provide Separate Plans for Each Section. Please Provide a Different Plan Number for One of Them.

As you have requested we now have a bundle of cross sections for existing and proposed. These include existing cross section AA 1032-04, existing cross section BB 1032-05; existing cross section CC 1032-06. Proposed cross section AA is now enclosed within the application as 1032-07; proposed cross section BB as 1032-08; and proposed cross section CC is 1032-09.

Please note that a new Lighting Plan is now enclosed as 1032-10. I also enclose an amended copy of the Planning Design and Access Statement and an amended version of the cover letter.

Biodiversity Checklist

We will complete this as requested and submit to the local authority.

In summary all that you have requested is attached as well as amended planning statement and cover letter.

We will amend the application form as discussed and send that in shortly with the amended location plan and completed biodiversity checklist.

Regards,

Eamonn

Eamonn Prenter

CUNNANE TOWN PLANNING LLP

IMPORTANT ANNOUNCEMENT

Cunnane Town Planning moved to new offices in Richmond on Monday 3rd July. Please note the change of address and telephone number below. All staff email addresses and mobile numbers are unchanged.

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Cunnane Town Planning LLP
Suite 4
Oriel House
26, The Quadrant
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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>

Sent: 19 October 2018 13:05

To: Eamonn Prenter [REDACTED]

Subject: Further Information Required on Your Ref: PP-07308571 Our Ref: AL/107/18/PL

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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