

Agricultural | Commercial | Country Houses | Fine Art | Land | Lettings | New Homes | Planning | Professional | Residential Sales

Town Planning and Development Consultants

Mrs S Leeson
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

ARUN DISTRICT COUNCIL

- 9 APR 2011

RECEIVED

Our Ref: AR19/DA/lb

Your Ref: AL/18/11

6 April 2011

Dear Mrs Leeson

Retention of hay/feed storage building, hardstanding apron to existing stables and change of use of land to mixed agriculture/equestrian use

Further to our meeting today, we now enclose amended plans on which we locate the existing hay/feed storage building from the eastern boundary of the site to the north west corner adjacent to the stables. The plan also identifies the area of hardstanding to which this application relates.

We trust these amendments are acceptable to you and that you will now be able to support the retention of the building for the storage of hay and feed in connection with the adjoining stables and use of the land for the grazing of horses.

Should you require any further information in respect of this matter, then please do not hesitate to contact Dawn Appleton on 01243 521828.

Yours sincerely



 Dawn Appleton MRTPI

Encs



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

Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

Your Ref:
Our Ref : AL/18/11/
Please ask for:
Mrs S Leeson
Direct Dial: 01903 737769
30th March 2011

Dear Mrs Appleton

The Town and Country Planning Act 1990 (as amended)

Retention of hay/feed storage building, hardstanding apron to existing stables & change of use of land to mixed Agriculture/equestrian use
Limmer Pond Stables Church Road Aldingbourne

Receipt No P86348	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 25th March 2011. 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 28th April 2011 which is the end of the advertising period.

If you have not received a decision by 20th May 2011 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.

ase complete the attached validation checklist and return accordingly.

Siobhan Honney-Bayes

From: BRIAN MARTIN [REDACTED]
Sent: 24 March 2011, 20:21
To: Siobhan Honney-Bayes
Subject: Limmer Pond Stables AL/18/11
Attachments: Limmer Pond Stables Aldingbourne Location2.PDF

A2 plan for the above attached

Brian Martin.

25/03/2011

Siobhan Honney-Bayes

From: Siobhan Honney-Bayes
Sent: 24 March 2011 12:38
To: 'BRIAN MARTIN'
Subject: RE: Limmre Pond Stables AL/18/11

Dear Mr Martin,

Thank you for the attached plan.

I'm afraid it is printing out at size A3 instead of A2.

Please can you re-send the plan at A2 size.

Kind regards

Mrs Honney-Bayes.

From: BRIAN MARTIN [REDACTED]
Sent: 23 March 2011 20:53
To: Siobhan Honney-Bayes
Subject: Limmre Pond Stables AL/18/11

Henry Adams Planning Ltd plan 'sorry'

Brian Martin.

24/03/2011

Siobhan Honney-Bayes

From: Siobhan Honney-Bayes
Sent: 23 March 2011 14:57
To: 'BRIAN MARTIN'
Subject: RE: Limmer Pond Stables AL/18/11

Dear Mr Martin,

Many thanks for your email. However, the plan attached is printing at size A4, the size should be A2.

Please can you re-send the plan at the correct size.

Kind regards

Mrs Honney-Bayes.

From: BRIAN MARTIN [REDACTED]
Sent: 23 March 2011 10:47
To: Siobhan Honney-Bayes
Subject: Limmer Pond Stables AL/18/11

I have been requested by Henry Adams Planning Ltd to forward a plan to you for the above with revised window position. This plan isn attached.
Brian Martin.

Siobhan Honney-Bayes

From: BRIAN MARTIN [REDACTED]
Sent: 23 March 2011 10:47
To: Siobhan Honney-Bayes
Subject: Limmer Pond Stables AL/18/11
Attachments: Limmer Pond Stables Aldingbourne Location2.PDF

I have been requested by Henry Adams Planning Ltd to forward a plan to you for the above with revised window position. This plan isn attached.
Brian Martin.

23/03/2011



Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

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/18/11/
Your Ref:

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

Dear Mrs Appleton

22nd March 2011

The Town and Country Planning Act 1990 (as amended)

**Retention of hay/feed storage building, hardstanding apron to existing stables & change of use of land to mixed Agriculture/equestrian use
Limmer Pond Stables Church Road Aldingbourne**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

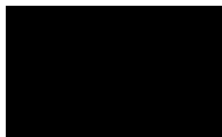
Please provide 1 electronic or 3 paper copies of a revised proposed floor plan. The window is shown on the north elevation, but is detailed on the south side of the floor plan. Please amend.

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 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 5th April 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

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Arun Civic Centre
Maltravers Road
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Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: AL/18/11/
Your Ref:

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

Dear Mrs Appleton

16th March 2011

The Town and Country Planning Act 1990 (as amended)

**Retention of hay/feed storage building, hardstanding apron to existing stables & change of use of land to mixed Agriculture/equestrian use
Limmer Pond Stables Church Road Aldingbourne**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

The amended block/site plan provided still shows a scale of 1:50. Please confirm in writing that this can be amended to 1:500.

Please provide 1 electronic or 3 paper copies of a revised proposed floor plan. The window is shown on the north elevation, but is detailed on the south side of the floor plan. Please amend.

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 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 30th March 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Siobhan Honney-Bayes

From: BRIAN MARTIN [REDACTED]
Sent: 14 March 2011 14:04
To: Siobhan Honney-Bayes
Subject: AL/18/11 Limmer Pond Stables, Church Road, Aldingbourne.
Attachments: Limmer Pond Stables Aldingbourne Location2.PDF

I have been requested by Henry Adams Planning Ltd to forward a plan to you for the above with revised window position. This plan is attached.
Brian Martin.

16/03/2011



Henry Adams Planning Ltd
Rowan House
Baffins Lane
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Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: AL/18/11/
Your Ref:

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

Dear Mrs Appleton

3rd March 2011

The Town and Country Planning Act 1990 (as amended)

**Retention of hay/feed storage building, hardstanding apron to existing stables & change of use of land to mixed Agriculture/equestrian use
Limmer Pond Stables Church Road Aldingbourne**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

The amended block/site plan provided still shows a scale of 1:50. Please confirm in writing that this can be amended to 1:500.

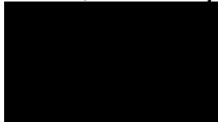
Please provide 1 electronic or 3 paper copies of a revised proposed floor plan. The window on the amended plan is now shown on the north side. I suggest this should be shown on the south side to match the south elevation.

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 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 17th March 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



ARUN

DISTRICT COUNCIL

Henry Adams Planning Ltd
Rowan House
Baffins Lane
Chichester
West Sussex
PO19 1UA

*parish app sent
with ltr.*

Arun District Council
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Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: AL/18/11/
Your Ref:

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

Dear Mrs Appleton

15th February 2011

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

Retention of hay/feed storage building, hardstanding apron to existing stables & change of use of land to mixed Agriculture/equestrian use
Limmer Pond Stables Church Road Aldingbourne

Thank you for your recent application which I received on 11th February 2011. 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 to a scale of 1:500 and showing a north point.

Please complete fully sections 6, 10 & 18 on the application form (as highlighted on the copy enclosed).

There is a window on the south elevation which does not accord with the floor plan (the position of the window is not the same on each plan). Please amend.

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 March 2011. 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 sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

Application No: AL/18/11.

Case Officer: [REDACTED]

Planning Portal Ref:

Receipt No: P86348.

Amount: £335.00.

Date: 11-2-11.

Cross/other ref: AU48/10.

Additional receipt/refund:

Amount:

Date:

Site Number(s):

AL-AS-10-48.

Grid Reference:

492340 - 106061.

Flood Zone:

Fluvial 1 2 3A 3B

Tidal 1 2 3A 3B

Floodzone 1.

Flood Zone: Natural defences Yes/No

Listed Building: Yes/No

Public Sewer: Yes/No

Conservation Area: Yes/No

OBA.

Technical Notes:

INC.



Registration Notes:

X4.

Add to acle-vc.

History Files Y/N

APO Please tick if there are any other statements required from the following:

Affordable Housing		Open Space	
Bin Storage & Collection		Parking Layout/Access	
BiBodiversity		Planning	
EIA		Retail Impact	
Flood Risk		Structural	
Heritage		Telecommunications	
Land Contamination		Transport/Travel	
Landscaping		Tree	
Lighting		Ventilation	
Loss of Retail Use		Walls	
Noise		Street Scene Elevation	

Date made complete:

Signed [REDACTED]

25-3-11.

Dated: 15-2-10.

WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	✓
WSSC 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	
Aboriculturist	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 principle demolition + LOCAL GROUPS ABS, LVC, 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)		

Town Planning and Development Consultants

ARUN DISTRICT COUNCIL

11 FEB 2011

RECEIVED

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

Our Ref: AR19/DA/sb

8th February 2011

Dear Sir/Madam

Retention of hay/feed storage building, hardstanding apron to existing stables and change of use of the land to mixed agriculture/equestrian use

Please find enclosed the necessary application forms, accompanying plans, requisite fee and Planning/Design and Access Statement for the retention of hay/feed storage building and hardstanding apron to existing stable building and the change of use of the land to a mixed use of agricultural/equestrian.

Planning permission was refused in July 2010 for the retention of the hay/feed storage building and adjoining shed used as a tool store and for the housing of the electricity supply. Since that time, the shed has been removed from the site and discussions have taken place with the Local Planning Authority regarding the lawfulness of the existing stables and need for hay storage. It is as a result of those discussions that this application has now been submitted to resolve all outstanding issues.

The Local Planning Authority has acknowledged that the existing stables do not require planning permission. The keeping of horses does however require planning permission and therefore a change of use of the land is sought to a mixed use of agriculture and equestrian use. The hardstanding surrounding the stables is necessary for access and the operational needs of the building. The existing hay store is required as there are no other buildings on site to store hay in connection agricultural and equestrian livestock. The submitted Design and Access Statement considers the development in greater detail and considers it in its context and against local development plan policy.

We trust this application includes all the information you require but should you need any further information then please do not hesitate to contact Dawn Appleton on 01243 521828.

Yours faithfully


Dawn Appleton MRTPI

Enc.

HENRY ADAMS

DESIGN AND ACCESS STATEMENT RETENTION OF HAY/FEED STORAGE BUILDING, HARDSTANDING APRON TO EXISTING STABLES AND CHANGE OF USE OF LAND TO MIXED AGRICULTURE/EQUESTRIAN USE LIMMER POND STABLES, CHURCH ROAD, ALDINGBOURNE

1. ASSESSMENT

Physical Assessment

- 1.01 The site the subject of this application comprises a parcel of land to the northwest of Church Road, close to its junction with Nyton Road. It is served off Church Road by an access track which serves the individual plots of land located to the south of the track. Limmer Pond Stables forms the most westerly holding.
- 1.02 The land is subdivided into paddocks and is used for the grazing of horses and some agricultural livestock. ~~At the northern end of the site is a mobile field shelter which has been on the land for approximately five or six years which contains three stables and a tack room. There is a hardstanding apron to the stables and an area of hardstanding to the east and west, all of which forms part of this application. Also included in this application is a section of hardstanding which links the stable yard with the existing access track. The hardstanding is shown hatched on the submitted plans.~~
- 1.03 The hay store the subject of this application is located on the eastern boundary ~~close to those on the adjoining site. It is used for the storage of hay and feed on the holding as there are no facilities for this purpose in the stable building itself.~~
- 1.04 The northern and western boundaries of the holding are fenced beyond which lies mature landscaping, some of which is evergreen in nature. A public footpath runs beyond the landscaping to the north of the access track and a bridleway is located to the west of the application site.

PLANNING POLICY

- 1.05 Government guidance relating to development in the countryside is contained within PPS7 and seeks to provide a positive framework for development that supports traditional land based activities which do not harm rural character. Paragraph 32 gives advice on equine related activities and is generally supportive of equestrian activities in the countryside and of equine enterprises provided that they maintain environmental quality and countryside character. Such

LANDSCAPING

- 2.04 No additional landscaping is proposed as part of this application for this small scale development.

APPEARANCE

- 2.05 The hay and feed store is constructed from steel box profile cladding which is a standard material for agricultural/equestrian buildings. The hardstanding area around the stables is formed of road planings.

3. ACCESS

- 3.01 The site is served by the access track from Church Road which is well established and has good visibility at its junction. The proposal will not result in any intensification of the use of this access as the building is incidental to the existing use of the stables and the change of use is regularising the situation with regard to the keeping of horses on the land.

Ref: AR19/DA

APPN. NO.

AL(18/11)

PLANNING APPLICATION REPORT
LISTED BUILDING APPLICATION REPORT
CONSERVATION AREA APPLICATION REPORT

Description/Address

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION

SITE AREA

Move to site

(Stable Room tack room)

TOPOGRAPHY

(Foot path to bridle way)

TREES

BOUNDARY TREATMENT

Fencing around hardcore site

SITE CHARACTERISTICS

Electric ^{meters} is now in ~~box~~ enclosed in block work

Root piles stacked to side of fence

Hay stored in large metal. (Hay inside ^{smaller} bins)

CHARACTER OF LOCALITY

4 paddocks - (3 horses)

Hardstanding piling all along fence
Has pile of hay + earth

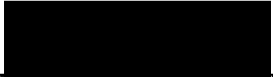
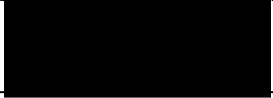
Will be moved to near by bridle way

RECOMMENDATION REPORT

APPLICATION NO. AL/12/11

COMMITTEE ☐ - DATE: _____

DELEGATED ☒

	DATE	SIGNATURE
Prepared by Case Officer	17/5/11	
Agreed by Team Leader	20/5/11	
Agreed by H.O.P.S / P.C.M. (If required)		
O.S. Extract requested		

Comments:

6/4/11

CIC/AL/25/07





6/4/11 CUC/AC/25/07