

Mr Jon Carver
Rural Associates
Yapton Lodge
North End Road
Yapton
BN18 0DT

Your Ref:
Our Ref : AL/45/11/
Please ask for:
Mrs S Leeson
Direct Dial: 01903 737769
20th May 2011

Dear Mr Carver

The Town and Country Planning Act 1990 (as amended)

Proposed timber clad building for tractor & grass cutting machinery storage & workshop
Fernfield Arundel Road Norton PO18 0JX

Receipt No P87144	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 17th May 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 23rd June 2011 which is the end of the advertising period.

If you have not received a decision by 12th July 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.

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

Yours sincerely

A handwritten signature in black ink, appearing to read 'KARL', with a stylized flourish underneath.

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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

Tel: 01903 737500
Fax: 01903 716019
DX: 57406 Littlehampton
Minicom: 01903 732765
e-mail: nikolas.antoniou@arun.gov.uk



Mr J Carver
Rural Associates
Yapton Lodge
North End Road
Yapton
Nr Arundel
West Sussex BN18 0DT

05 May 2011

Your Ref:

Our Ref: NA/SDB

Please ask for:
Nikolas Antoniou
Head of Development Control
Direct Dial: 01903 737799

Dear Mr. Carver,

AL/125/10 & AL/45/11 – Fernfield, Arundel Road, Norton

Your letter has been passed to me as Head of Development Control to respond to the points you have raised. I have prior knowledge of these applications having discussed them with the case officer at the time of determination and I have spoken again to the case officer in response to your letter dated the 28th April received on the 3 May.

Your letter contains 14 bullet points (not numbered) and I will respond to relevant ones below

- 1) Noted
- 2) You state in your second point that Kelly Godden supported the scheme. Ms Godden has confirmed that she stated that the design was acceptable. However she has confirmed that she stated to you that the size and scale were considered to be unacceptable. Furthermore as you will appreciate the advice offered by the duty Officer is informal and is given without the benefit of full plans or visiting the site. The Council offers a formal pre-application advice service if you wish to receive more detailed pre-application responses.
- 3) Noted
- 4) Noted
- 5) You state at point 5 that a meeting was held on site with Mrs Stroud on the 20th January 2011 and that she indicated that the building would be fine subject to speaking with her line manager. The Council keeps accurate records of site visits and Mrs Stroud did not visit the site and meet you until 3pm on 22nd February 2011. At this site visit the positioning of the proposed barn was discussed, as this was one of the key issues with the application, which had by this point been withdrawn.
- 6) Mrs Stroud has confirmed that she did speak with you on the 24th January 2011 by which time she had discussed the application both with her immediate line manager Mr Parsons the West Area Team Leader and also with myself. Mrs Stroud correctly conveyed to you

concerns over the siting, scale and size of the building. You state that Mrs Stroud indicated that the fee would be carried forward to a future planning application. Mrs Stroud confirmed to me that fees were not discussed.

Mrs Stroud has said that during the telephone conversation with yourself she advised that you could continue with the application, which would be refused, and you would then have the benefit of appealing against the decision, or the application could be withdrawn. Mrs Stroud has said that you felt that a withdrawal would be the best option and she offered to negotiate and conduct a site visit with you prior to a resubmission.

7) Noted

8) Noted

9) Noted

10) Noted

11) I can confirm that the email response you received on the 30 March did reflect discussions that Mrs Stroud had both with myself and Mr Parsons and that the footprint of the building was still considered to be excessive for its intended use having regard to stringent countryside policies.

12) Noted

13) Noted

14) You refer in your last point to a letter received on 26th April, I believe you are referring to the letter of the 20th April relating to registration process and in particular the payment of fees which you expand upon further in the last paragraph of your letter. As you will appreciate the Council has to apply fee regulations consistency and the relocation of the building to a new position in planning terms is a new application site and accordingly requires a new planning application fee. It is your clients decision to make further planning applications for which additional fees will be payable to cover the costs of administration and determination of subsequent planning applications. The fact that Officers have tried to assist in suggesting alternative positions for a building is not justification for non fee payment. Finally, the decision to withdraw the previous planning application was ultimately your client's advised by you as agent and the Officer did make clear that the alternative was to take a refusal which you could subsequently appeal.

While I anticipate that you will be disappointed that a fee remains payable for the validation and determination of this further planning application, please be aware that it is not unusual for proposals such as this in highly sensitive areas to be subject of more than one planning application. If the fee is not received within 7 days of this letter the planning application will be returned to you as incomplete as stated in the registration letter dated 20th April 2011.

Yours sincerely,



Nikolas Antoniou MRTPI
Head of Development Control

cc. Mrs A Stroud,
Mrs S Honney-Bayes,
Mr J Parsons

Mr Jon Carver
Rural Associates
Yapton Lodge
North End Road
Yapton
BN18 0DT

Dear Mr Carver

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: AL/45/11/

Your Ref:

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445
20th April 2011

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

Proposed timber clad building for tractor & grass cutting machinery storage & workshop
Fernfield Arundel Road Norton

Thank you for your recent application which I received on 19th April 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 :-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £335 and would be grateful if you would forward a cheque for this amount to me as soon as possible. (Please note that cash can no longer be accepted at these offices) ✓

I require 1 electronic or 3 paper copies of a revised block/site plan at a scale of 1:500 (the plan provided is not to scale) showing a red edge around the application site and a blue edge around any other land owned by the applicant to match the location plan. ✓

I require 1 electronic or 3 paper copies of a revised location plan at a scale of 1:1250 (the plan provided is not to scale) and showing a blue edge around any other land owned by the applicant, in accordance with the guidance notes available on our website detailed below (click on National List). ✓

Please provide 1 electronic or 3 paper copies of a proposed floor plan. ✓

The incorrect form has been submitted with this application. Please complete the enclosed form and return accordingly. ✓

Please complete the validation checklist - all boxes must be completed even if not applicable (enclosed). ✓

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 4th May 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.

pmac42



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

4FR Limited
C/O Mr J Carver, Rural Asso
Yapton Lodge
North End Road
Yapton, Arundel
BN18 0DT

Your Ref:
Our Ref: AL/125/10/
Please ask for:
Mrs A Stroud

28th January 2011

Dear Mr Carver

The Town and Country Planning Act 1990 (as amended)

Proposed timber clad building for boat, tractor and machinery storage.
Fernfield Arundel Road Norton Aldingbourne

I refer to your letter received on 27th January 2011 requesting that the above mentioned Planning application be withdrawn.

I have adjusted my records accordingly.

Yours sincerely

Karl Roberts
Assistant Director Planning Services &
Housing Strategy

PMAC13

289946



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Mr Jon Carver
Rural Associates
Yapton Lodge
North End Road
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BN18 0DT

Dear Mr Carver

Arun District Council
Arun Civic Centre
Maltravers Road
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West Sussex BN17 5LF
Planning & Building Control General
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website: www.arun.gov.uk/planning

**Our Ref: AL/45/11/
Your Ref:**

Please ask for:
Mrs S Honney-Bayes
01903 737500 Ext 37445
20th April 2011

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

**Proposed timber clad building for tractor & grass cutting machinery storage & workshop
Fernfield Arundel Road Norton**

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pmac42

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Karl Roberts
Assistant Director Planning Services &
Housing Strategy

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