

Sandra Edwards

From: Amanda Scholes on behalf of Planning.Responses
Sent: 05 February 2018 09:34
To: Planning Scanning
Subject: FW: Avenals Barn A/155/17/OUT
Attachments: planning letter Avenals Farm.pdf

From: Ross Leal
Sent: 01 February 2018 16:04
To: Planning.Responses
Subject: FW: Avenals Barn A/155/17/OUT

Please remove the attached representation from A/155/17/OUT. See below, it relates to A/75/17/PL.

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI
Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)
Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37643 | External: +44 (0) 1903 737643 | E-mail: ross.leal@arun.gov.uk

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From: Paul Barley [REDACTED]
Sent: 01 February 2018 15:57
To: Ross Leal
Subject: RE: Avenals Barn A/155/17/OUT

Hi Ross

Many thanks for the below and my apologies for having been unavailable to take your call earlier.

The representation below is indeed proper to A/75/17/PL – I am not altogether sure how it has ended up being registered against the present application and can only apologise for any confusion that has resulted.

I shall be in a position to provide my Committee's comments on the present application in the next day or so.

Kind regards

Paul Barley
Deputy Clerk



Angmering Parish Council
The Corner House
The Square
Angmering
West Sussex BN16 4EA

[REDACTED]

From: Ross Leal [mailto:Ross.Leal@arun.gov.uk]

Sent: 01 February 2018 15:43

To: Paul Barley <[REDACTED]>

Subject: FW: Avenals Barn A/155/17/OUT

Dear Mr Barley,

I refer to my telephone conversation with your colleague a short while ago.

As discussed with your colleague, we have received a response to the above application from your Council (see attached) which has been queried by the applicant's agent. I am now dealing with this application and would be grateful if you could respond to this email and confirm whether the PC representation dated 22 January 2018 relate to Avenals Barn (A/155/17/OUT) or whether they relate to Avenals Farm (A/75/17/PL).

The reason for this request is that there has been no reduction in the number of dwellings proposed at Avenals Barn (A/155/17/OUT) and the representation refers to a reduction. See also agent's email.

I look forward to hearing from you and if needs be to a revised representation.

Many thanks,

Ross

(At present I am in the office Monday to Thursday. I am not in the office on Fridays).

Ross Leal, DipTP, MRTPI

Senior Planning Officer, Development Management, Directorate of Place, [Arun District Council](#)

Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Carl Moore [REDACTED]

Sent: 01 February 2018 11:23

To: Planning

Cc: KEITH SANDERS; Ross Leal; David Easton

Subject: FW: Avenals Barn A/155/17/OUT

Dear Sir / Madam,

Avenals Barn A/155/17/OUT

I refer to my email sent on 23rd January 2018 (see below) addressed to David Easton. I am aware that David has now taken up a new role in the Authority but has been dealing with the above mentioned outline planning application. I am also aware that this application expires in two weeks and has already been extended twice before.

I should therefore be very grateful if you could forward this the Officer dealing with this application and please acknowledge that this email has been received.

I look forward to your reply due course and thank you for your assistance in this matter.

Yours faithfully

Carl Moore
Atterbury Moore Associates

From: Carl Moore

Sent: Tuesday, January 23, 2018 4:53 PM

To: 'David Easton' <David.Easton@arun.gov.uk>

Cc: 'Planning' <Planning@arun.gov.uk>; 'KEITH SANDERS' <[REDACTED]>

Subject: Avenals Barn A/155/17/OUT

Dear David,

I'm not sure if you have changed your role yet but I would like to make you aware of an error that I believe has occurred on the Council website for the application at Avenals Barn in Angmering. Please accept my apologies if you have changed roles and if so please could you forward to the new Officer dealing with this application.

As you are aware there are currently 2 applications for new dwellings at Avenals Barn and Avenals Farm. I have noticed that an objection has been placed on the application for Avenals Barn from the Angmering Parish Council (see attached letter). However you will note that the first line of objection states that there has been a reduction of the number of dwellings:-

The reduction in number of dwellings does not deal with the grounds for the original objection, namely:

- 1) that the subject site is outside the built-up area boundary and the application does not comply with Neighbourhood Plan policy HD1;*
- 2) the proposed highway access does not provide sufficient visibility splay; and*
- 3) there is general concern about flood risk in the area.*

As you know, it was the application at Avenals Farm that reduced the amount of dwellings from 5 to 4 so therefore I believe the Parish Council are referring to this application and not the application for Avenals Barn which remains at 3 dwellings. I should be very grateful if you could check this point and if necessary attach the letter to the correct application. I also note that the application for the 4 dwellings at Avenals Farm was discussed at the recent Parish Council Committee meeting and once again the application for 3 dwellings at Avenals Farm was not on the agenda.

Finally, when I last spoke to you prior to Christmas you mentioned that you would discuss the objection made with the Conservation Officer. As you know I have emailed you a couple of times questioning why the application at Avenals Farm was supported yet the application for Avenals Barn was recommended for refusal. I have listed out many reasons why I cannot understand this view and should be grateful if the Conservation Officer could explain the comments made and the difference between the 2 applications.

Once again I apologise if you have now changed roles but would appreciate it if you could speak to the new Officer and then provide me with an update on the application. The client has agreed to an extension of time twice but is now keen to have the application heard at the next Committee meeting. Please could you let me know if this would be possible and if the Council will support the application.

If you need any further information then please do not hesitate to contact me.

Kind regards

Carl
Atterbury Moore Associates

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

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website: www.arun.gov.uk/planning

Your Ref: OWQC16940
Our Ref: A/155/17/OUT
Please ask for:
Mr R Leal

22nd January 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 5

Outline application with some matters reserved for 3 No. dwellings. This application may affect the setting of a Listed building & is a Departure from the Development Plan.
Avenals Barn Water Lane Angmering

Thank you for your internet comments made on 19th January 2018 which has been recorded as **'an objection'** with the comments as follows:

Considered at Housing, Planning and Transport Committee Meeting, 09/01/2018.

The reduction in number of dwellings does not deal with the grounds for the original objection, namely:

- 1) that the subject site is outside the built-up area boundary and the application does not comply with Neighbourhood Plan policy HD1;*
- 2) the proposed highway access does not provide sufficient visibility splay; and*
- 3) there is general concern about flood risk in the area.*

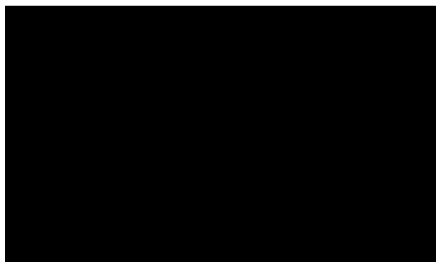
Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully



Neil Crowther
Group Head of Planning