

Application for approval of reserved matters following outline approval.
Town and Country Planning (Development Management Procedure) (England) Order 2015

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

1. Site Address

Number	
Suffix	
Property name	The Cottage
Address line 1	Shripney Road
Address line 2	
Address line 3	
Town/city	Bognor Regis
Postcode	PO22 9PA
Description of site location must be completed if postcode is not known:	
Easting (x)	493805
Northing (y)	102331

Description	
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2. Applicant Details

Title	
First name	
Surname	Castle Property Developments
Company name	Castle Property Developments
Address line 1	C/O ECE Planning
Address line 2	
Address line 3	
Town/city	
Country	

2. Applicant Details

Postcode

Primary number

Secondary number

Fax number

Email address

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

3. Agent Details

Title

Mr

First name

Chris

Surname

Barker

Company name

ECE Planning Limited

Address line 1

Brooklyn Chambers

Address line 2

11 Goring Road

Address line 3

Town/city

Worthing

Country

Postcode

BN12 4AP

Primary number

Secondary number

Fax number

Email

4. Development Description

Please indicate all those reserved matters for which approval is being sought

☐ Access

☒ Appearance

☒ Landscaping

☒ Layout

☒ Scale

Please provide a description of the approved development as shown on the decision letter

Variation of conditions following the grant of BE/63/17/OUT relating to conditions 3-approved plans, 6-distinguish between the two phases of development so protective fencing for whole site is not required for just Phase 1 & any fencing is commensurate with phase of development being constructed, 7-Phase 1 can commence prior to construction of new vehicular access, 8- Phase 1 can commence prior to submission of plans & details incorporating the recommendations of the Road Safety Audit, 9-winter groundwater monitoring is only required for development on Phase 2, 10-refer to development on Phase 2 only as development on Phase 1 will not result in the discharge of any flows to watercourses or culverting, diversion, infilling or obstruction of any watercourse on site, 11-level of detail required regarding maintenance & management of SuDS system is commensurate with the relevant phase of development, 12-only refer to development on Phase 2, 14-SuDS management manual is submitted to local planning authority prior to construction of Phase 2 only, 15-Phase 1 can be occupied prior to construction of pedestrian access footways/crossing points, 16-Phase 1 development can be occupied prior to provision of visibility splays at proposed site vehicular access, 17-Phase 1 dwelling can be occupied prior to required installation of electric vehicle charging points & 18-allow development on Phase 1 to be occupied prior to implementation of SuDS scheme for the whole development (Phase 1 & 2) & prior to provision of as-built drawings & completion report.

ARON DISTRICT COUNCIL BE/13/7/19/RES

Planning Portal Reference: PP-08342638

4. Development Description

Reference number

BE/131/18/PL

Date of decision (date must be pre-application submission)

29/04/2019

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Layout
Scale
Appearance
Landscaping

This is Phase 2 of planning consent BE/131/18/PL

Has the work already started?

☒ Yes ☐ No

5. Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Dwg. 334/P/01 Rev A "Site Location Plan";
Dwg. 334/F/03 Rev C "Proposed Site Plan";
Dwg P1549/PP/01 Rev A "Proposed Phasing Plan";
Dwg. 160818-07 Rev A "Site Visibility";
Dwg. 160818-06 Rev A "Proposed Footway Arrangement"; and
Dwg. 160818-TK02 Rev A "Swept Path Analysis."

Please list all drawing numbers submitted with this application for approval

6656 PL-001 Site location plan
6656 PL-002 Existing Site Block Plan
6656 PL-003P1 Site Plan
6656 PL-004P1 Detailed Site Plan
6656 PL-010P1 Proposed Plans Plots 1-6
6656 PL-011P1 Proposed Plans Plots 7-10
6656 PL-012P1 Proposed Plans Plots 11-13
6656 PL-013P1 Proposed Plans Plots 14-16
6656 PL-014P1 Proposed Plans Plots 17-20
6656 PL-014P1 Proposed Plans Plots 17-20
6656 PL-021P1 Proposed Plans and Elevations Plots 7 and 10
6656 PL-022P1 Proposed Plans and Elevations Plots 8 and 9
6656 PL-023P1 Proposed Plans and Elevations Plots 11 and 16
6656 PL-024P1 Proposed Plans and Elevations Plots 12-15
6656 PL-025P1 Proposed Plans and Elevations Plots 17-20
6656 PL-030P1 Proposed Street Scenes 1 2 3
6656 PL-031P1 Proposed Street Scenes 4 5
6656 PL-040 Proposed Site Section AA
LLD1851-LAN-DWG-100-02
LLD1851-LAN-DWG-200-00
LLD1851-LAN-DWG-201-00
LLD1851-LAN-DWG-202-00
LLD1851-LAN-DWG-203-00
LLD1851-LAN-DWG-204-00
LLD1851-LAN-DWG-205-00
LLD1851-LAN-DWG-206-00
LLD1851-LAN-DWG-207-00
22761-HM-XX-XX-DR-PH-1201_00
22761-HM-XX-XX-DR-PH-1202_00

If applicable, please state the reasons for any changes to the original drawings

Minor alterations to increase parking provision by 1 space, improve pedestrian environment and improve internal layouts.

6. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

☒ Yes ☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☐ No

8. Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

☐ Yes ☐ No

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

9. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them. 

Date (cannot be pre-application)

19/12/2019