

From: Simon Davis
Sent: 05 April 2019 11:11
To: Planning Scanning
Subject: BE/30/19/PL

Correspondence

From: Simon Davis
Sent: 05 April 2019 11:10
To: 'Michael Wood' <[REDACTED]>
Subject: RE: CONSULTATION RECEIVED REF BE/30/19/PL

Hi Michael,

Thank you for these comments. We will not require an update to the plan to show the car parking space. I have sought a further response from County Highways.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning - First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Michael Wood <[REDACTED]>
Sent: 04 April 2019 12:11
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: CONSULTATION RECEIVED REF BE/30/19/PL

Simon,

I have just had a site meeting with our clients to discuss the points raised and also the ongoing issues with regards to the barrage of complaints being raised by the same neighbour.

To address the points raised by WSCC Highways first;

1. There will not be any overnight parking of lorries on site as part of the operation of the site. The site will not be used as a lorry park.
Our client has a vehicle temporarily and securely stored under lock and key within the Dutch barn at present whilst it waits for its MOT, this vehicle does not form part of our clients skip lorry fleet and is not used as part of the operation of the site. This vehicle will be removed from site by the end of today to avoid any further issues.
2. There will not be any on site parking of lorries EXCEPT as part of the process of loading and unloading of skips. The lorries remain on site whilst the paperwork is prepared, site diary completed and all administration regarding the loading / unloading is recorded. This is what is meant by 'short term lorry parking' which seems to have been misinterpreted. The lorries then leave the site when they have loaded the outgoing skip as required.
3. All company vehicles entering the site are fitted with trackers and a site diary is kept for each vehicle movement to and from the site. This is part of the management and quality control process

of Recycle Southern. Tracking records and copies of the site diary have been offered by the applicant to support the movements and are available if required in lieu of TRICS data.

4. There are no defined lorry parking spaces on site as lorries will not be parking at the site.
5. There is a single member of staff who is required on site for the duration of unloading and loading and the recording of the site diary and associated paperwork. This is the same member of staff that is responsible for the occasional welding and repair of damaged skips.

The operative parks his vehicle (small car sized van) adjacent to the proposed site office.

I can provide a revised site plan with a single car parking bay adjacent to the site office if required however given the size and open nature of the site is this a requirement?

With regards to the information being provided by the neighbour;

Our client strongly refutes the claims being made regarding traffic movements and can provide evidence in the way of tracker information and copies of the site diary to establish the actual number of vehicle movements to the site on a daily basis. Our client would like to point out that they are not the only business using the Babsham Business Centre and that the adjacent businesses also have a number of vehicle movements which may or may not be being mistaken for Recycle Southern traffic.

As an example on the 22nd March 2019 the complainant states there were 21 movements to the 'site'. Our clients site diary contradicts this significantly and as stated above this information can be provided on request.

Our client has an existing approval in place, which has been implemented, to use the site for the storage of skips. This requires traffic movement to and from the site and it requires staff / operatives to be on site at the time of the loading / unloading of the skips. This use and operation of the site has not changed.

The current application is to address the alleged breach of planning for the retention of storage containers and site welfare facilities within the confines of the site to assist with the running of the site, for a minor change in operating hours and for screen fencing / screen landscaping to restrict the views into and out of the site to help protect the visual amenities of surrounding neighbours. Furthermore the fencing and landscaping is proposed to keep the associated noise and visual impact associated with the approved use to a minimum and keep it confined to the 'enclosed' site.

The basic use and operation of the site as approved under BE/79/17/PL is not without associated noise, requires the movement of vehicles to and from the site (unrestricted as part of the approval) and requires a level of staff to be available on site at the times of loading and unloading of skips for security, health and safety and the administrative duties recording the loading and unloading of skips.

To remove these operations would render the site unusable and therefore the objections and complaints beings raised specifically against these issues are considered unreasonable and should be responded to accordingly.

I trust the above information is sufficient to address the concerns raised by WSCC Highways.

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

Kind regards,

Michael Wood
Senior Surveyor and Architectural Technologist

Sloane and Brown Ltd
Unit 3b Woodhorn Business Centre
Woodhorn Lane
Oving Chichester
West Sussex PO20 2BX

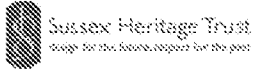
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Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



From: Simon Davis [REDACTED]
Sent: 02 April 2019 14:35
To: Michael Wood [REDACTED]
Subject: FW: CONSULTATION RECEIVED REF BE/30/19/PL

Dear Michael,

Please see the latest Highways comments which require a further response from yourself.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Nicola Fry [REDACTED]
Sent: 02 April 2019 14:20
To: Simon Davis [REDACTED]
Subject: RE: CONSULTATION RECEIVED REF BE/30/19/PL

Hi Simon

Please see attached response requesting additional information from the applicant regards the proposed lorry parking and staffing levels on site.

Once this has been provided, I will be able to assess the proposal adequately.

Many thanks for re-consulting me and kind regards

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: Simon Davis [REDACTED]
Sent: 02 April 2019 10:17
To: Nicola Fry
Subject: FW: CONSULTATION RECEIVED REF BE/30/19/PL

Dear Nicola,

I have received the following representation from a local resident in response to your comments and I wondered if you wish to respond to me on the points of substance for our files?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LE

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From: Alyson Van Koolbergen [REDACTED]
Sent: 01 April 2019 21:51
To: Planning.Responses [REDACTED]; Simon Davis [REDACTED]
Cc: Ann Rapnik [REDACTED] Rosemarie Dannatt [REDACTED]
Subject: CONSULTATION RECEIVED REF BE/30/19/PL

Good Morning ADC

REF: CONSULTATION RECEIVED FROM WSCC HIGHWAYS - NICOLA FRY

We write in reference to the above response from WSCC Highways giving a 'no objection' to this planning application.

However WSCC have failed to read the full documentation in realising that this site will be used for short term lorry parking, skip storage, repairs to skips and altered landscaping works.

Therefore this WILL add to a material increase in vehicle movements to or from the site.

We have endeavoured to make a vehicle count over the last 2 weeks as follows:

Monday 18th March 9 movements
Tuesday 19th March 4 movements
Wednesday 20th March 5 movements
Thursday 21st March 8 movements
Friday 22nd March 21 movements

Monday 25th March 11 movements
Tuesday 26th March 4 movements
Wednesday 27th March 9 movements
Thursday 28th March 10 movements
Friday 29th March 4 movements

Monday 1st April 13 movements

All these movements are in Recycle Southern vehicles whether it be skip lorries carrying loads in or out; grab lorries arriving loaded and leaving unloaded and occasionally a stretcher unit and trailer.

Would WSCC Highways be able to now honestly say that this does not present a safety concern to those 'other' users of Babsham Lane being those who choose to cycle or walk rather than drive or the residents who wish to enter and exit their driveways?

Do we all have to wait until a serious collision occurs before any safety concern is considered to the operation of this site?

In reference to the mention of the lone employee who will be on site - occasionally - and enjoying all the welfare benefits, would it be this same employee responsible for the repair of the skips in the altered Dutch Barn too?

As part of the site is intended for short term lorry parking would the site be used as a carpark for employee vehicles whilst they are in company vehicles?

Thereby, again, increasing the vehicle movements in and out of site.

We, therefore, believe that WSCC have made a quick decision based on what they wanted to read rather than look at the full story.

They only have to look at the site at Elbridge and how they were led to believe that there was a wheel wash on site for all vehicles.

However why is it so that the A259 around Elbridge toward Colworth in a northerly direction and toward Bersted in a southerly direction is strewn with mud and debris daily from the operations on site.

We can only assume that WSCC have chosen to become deluded with all things regarding the operations at both Elbridge and Babsham.

Sincerely
Mr and Mrs van Koolbergen

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

DX 57406 Littlehampton

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