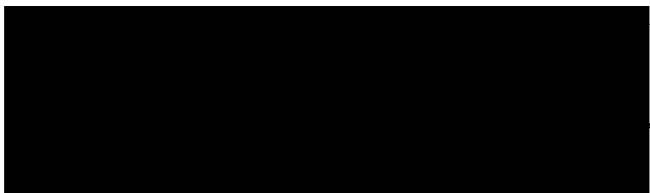




Please upload the below to the above application. WSCC further comments.

Thank you.



Hi Maria

Thank you for your email and clarification.

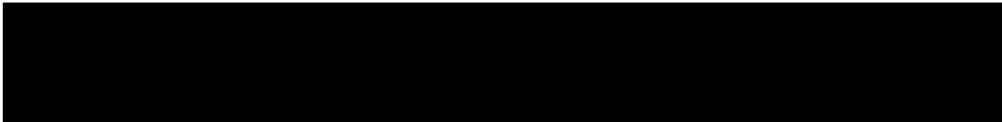
I have just provided a revised response to you. Hopefully this helps. As they are no longer proposing HGV parking, I don't think swept path tracking is necessary any longer.

I think a condition securing parking would be appropriate, however, I don't think a pre-commencement condition would be necessary in this case – although I will leave it up to you to decide!

Any issues, let me know.

Thanks

Nicki





Hi Nicki,

Sorry for chasing you.

This application is some kind of night mare.

As I have mentioned it is going to be decided by the committee and this this an enforcement case; they have been advised to submit application providing all these activities without any consent.

There is a new description of the proposed (existing) development:

'The change of use of land for the storage of building materials, equipment & plant & for the parking for fixed body vehicles together with part boundary screen fence with a secure gated access point to the site.'

We have been informed recently by the agent that the previous tenant who parked and operated articulated lorries from the site has now ceased operations and vacated the site completely and their client has no plans to store or operate articulated lorries as part of the development.

I have been instructed to finish my report tomorrow the latest.

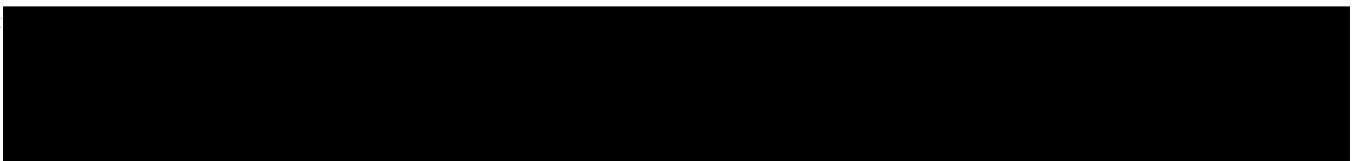
In this circumstances would it be possible to impose the pre-commencement conditions with relation of parking.

Would you be so kind to suggest an appropriate to this situation?

Please let me know.

Kind regards

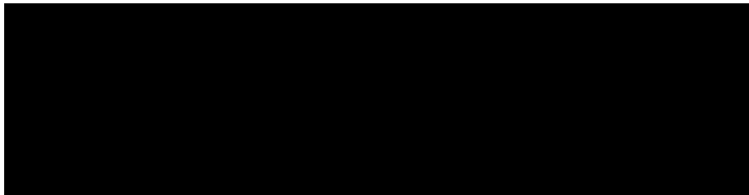
Maria



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

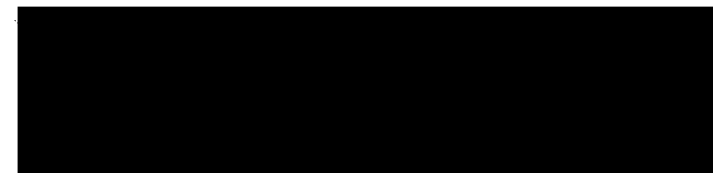
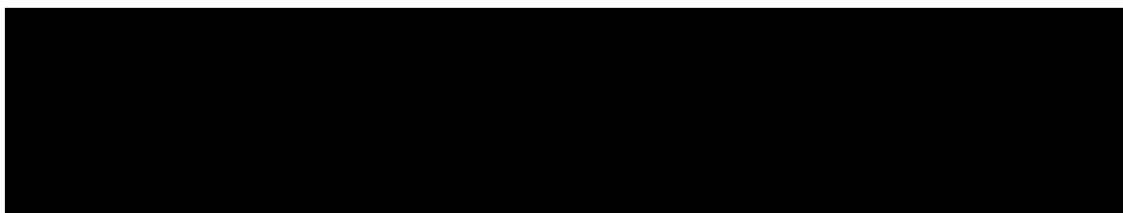


Hi Maria

I have just sent my response to the planning inbox, I have requested more information, as although they has demonstrated the gate, they have revised the plan to show 'parking for up to 8 vehicles', no longer designated HGV parking for 2 HGVs as the application suggests – are they now proposing parking for 8 HGVs? They also have not shown how HGV vehicles will turn on site – particularly, if there are 8 proposed HGVs, there will be limited space. If they are now proposing the parking area for cars only, where are they now proposing HGV parking? And could any revised HGV parking area provide suitable turning provision?

Thanks

Nicki



Hi Nicola,

I sent you this email last week and I would like to ask you if you are so kind to send me your comments on amended plans the latest tomorrow since it goes to May Committee and I have to finish my report on Tuesday.

Kind regards

Maria



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[REDACTED]

Hi Nicola,

I hope this email find you safe and sound.

You have provided your comments on the above application.
I am forwarding you the amended drawings.

Would you be so kind to send me your comments on updated, since we want to get it finally to the May Committee.

Thank you for your cooperation.

Kind regards

Maria



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

[REDACTED]

Maria,

Please find attached a revised site plan indicating the proposed secure fencing adjacent to the existing boundary fence.

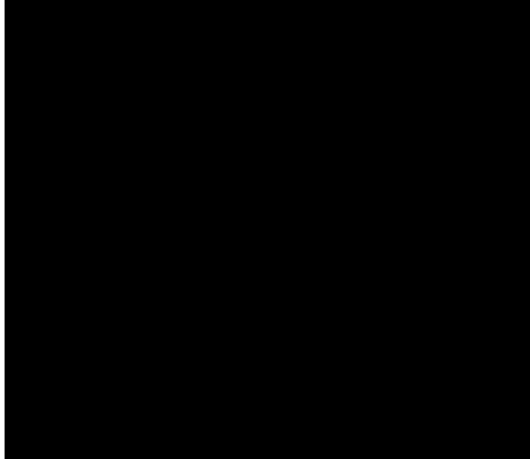
I have indicated the fence line 500mm offset from the existing as suggested.

I trust this is now acceptable and can be considered at the next committee meeting.

Kind regards,

Michael Wood

Senior Surveyor and Architectural Technologist



www.sloaneandbrown.co.uk

.

Sloane and Brown Ltd.

Whether you are looking for someone to deal with a loft conversion, an individual new house, the renovation and refurbishment of an existing building, or other construction work we would be very happy to help and are able to tailor our service to suit the specific requirements of each client.

www.sloaneandbrown.co.uk

Company Registration No. 09666462



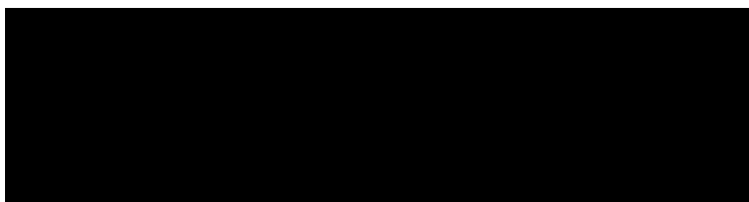
Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building

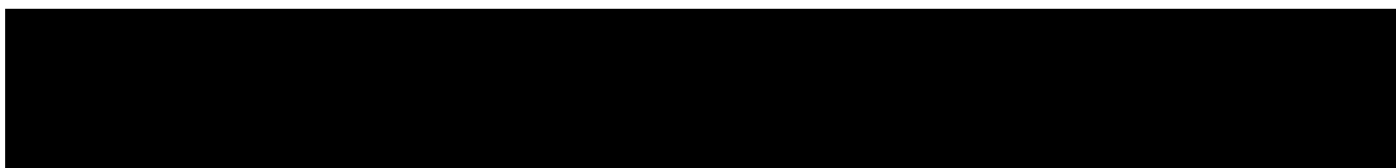


Michael,

I do understand the reason why your client is keen to have this fence there, however if it is because of grabbing of land, I believe that in this position immediately behind gardens wall only the same height as this wall (for the sake of view, the picture attached to my previous email). From a practical (unpractical) point of view the gap of 15 cm is non sense. At least 50cm would be reasonable.

Kind regards

Maria

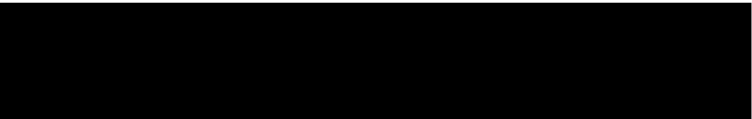


Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Maria [mailto:maria@arun.gov.uk]
Sent: 15 April 2020 17:21



Maria,

I did discuss this with my client and he is concerned that the proposed location of the fence, as per your sketch, would create an area of planting enclosed by the proposed fence and the existing neighbours fence which could quickly become overgrown and unmanageable.

The enclosed part of the site would only be accessible from the farm land to the north west.

My client also advised that there had been a case of attempted land grabbing by one of the neighbours in the past where they had inserted gates into their fence and had been using a part of our clients site, without permission.

They are concerned that by enclosing the area of planting by fencing will encourage unauthorised use of the land again.

As an alternative perhaps a lower 1.8m / 2m high palisade fence could be erected a nominal 150mm off the boundary behind the existing neighbours fencing which will provide the security my client requires without the excessive height as previously proposed and objected to by the neighbouring property owners. The new fence would be similar in height to the existing but more substantial in construction.

Kind regards,

Michael Wood

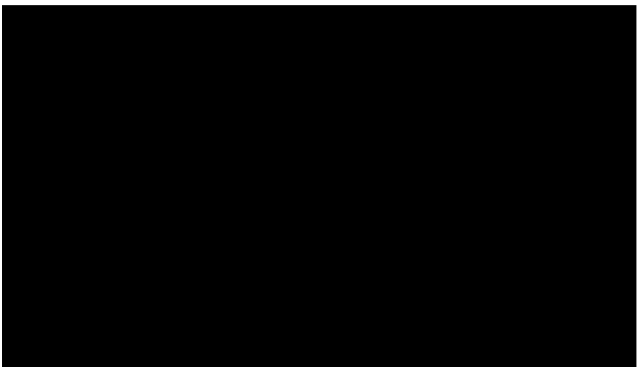
Senior Surveyor and Architectural Technologist

Sloane and Brown Ltd

Unit 3b Woodhorn Business Centre

Woodhorn Lane

Oving Chichester



Sloane and Brown Ltd.

Whether you are looking for someone to deal with a loft conversion, an individual new house, the renovation and refurbishment of an existing building, or other construction work we would be very happy to help and are able to tailor our service to suit the specific requirements of each client.

www.sloaneandbrown.co.uk

Company Registration No. 09666462



Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



Michael,

I have discussed the fence with Dan and I have been invited by the local resident to see the site from her point of view and I have attached photo. The proposed fence is much better, however not immediately behind of the rear of residential gardens.

And what about the space in the between? How much and how it will be kept?

Please re-consider.

Kind regards

Maria



Maria,

I have finally spoken to my client who has confirmed that we have instructions to revise the drawings as requested.

We intend on indicating a palisade type fence across part of the frontage of the site with a defined parking area outside of this fence line. The parking area will be for fixed body vehicles (cars, vans and on articulated lorries etc.) belonging to the tenants of the site only and will be subject to the operating hours of the site only - to be agreed under condition.

The previous tenant who parked and operated articulated lorries from the site has now ceased operations and vacated the site completely. This should hopefully appease the Highways with regards to the requirement for providing turning circle information and /or swept path analysis.

Within the palisade fence there will be a secure gated access point to the site.

With regards to the proposed fence at the rear of the site our client is proposing removing the fence completely from the application and will rely on the existing rear garden fences of the adjacent properties and the part masonry walls already on site. The area of existing planting and self seeded trees and shrubs will be retained.

I have drafted a site plan indicating these proposals and attach it for your information.

Do you feel this will be sufficient to meet the requirements of your email of earlier today? If yes I will finalise the site plan and formally submit as an amendment to the original submission.

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

www.sloaneandbrown.co.uk

.

Sloane and Brown Ltd.

Whether you are looking for someone to deal with a loft conversion, an individual new house, the renovation and refurbishment of an existing building, or other construction work we would be very happy to help and are able to tailor our service to suit the specific requirements of each client.

www.sloaneandbrown.co.uk

Company Registration No. 09666482



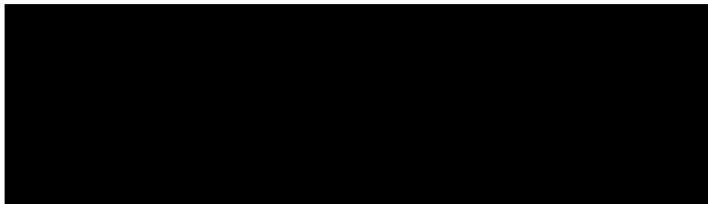
Waverley Design Awards 2019

Commended for East Barn, Whitley Manor Farm - conversion to commercial use

Sussex Heritage Trust Awards 2017

Highly commended for South Downs Bunkhouse barn conversion

Highly commended for new Hotham Park Café building



Michael,

I was discussing the above application with Dan and the result of this is below:

You should provide at least the requirement of the Highways:

'The applicant has referenced that gates will be erected on the access track to improve security. No details of the proposed gates have been provided. The applicant is requested to demonstrate the location of the proposed gates on the plan, including details of how and when these will be in operation, and any necessary measures that will be taken to avoid vehicle conflict and queuing on the public highway.

The applicant has not demonstrated how articulated vehicles are currently turning on site. The applicant is requested to provide details of this, and if necessary, should demonstrate with swept path analysis that the proposed positioning of the gates will not impact upon the ability for articulated vehicles to turn on site.

What we request is the position of the proposed fence to be changed (as suggested).

The amended drawings should be sent until the end of this week. This application should be decided by May Committee (27th May).

Kind regards

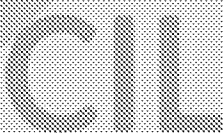
Maria





Community Infrastructure Levy

CIL is coming
find out more...
www.arun.gov.uk/CIL




Visit Arun's web site at www.arun.gov.uk Save the environment - think before you print.

<http://www.arun.gov.uk>
 DX 57406 Littlehampton
 You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
 DX 57406 Littlehampton
 You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
 DX 57406 Littlehampton
 You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

<http://www.arun.gov.uk>
 DX 57406 Littlehampton
 You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

LEGAL DISCLAIMER

This email and any attachments are confidential and intended solely for the persons addressed. If it has come to you

in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure emails and attachments are virus-free but you should carry out your own checks before opening any attachment.

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

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
