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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 20 April 2020 16:39

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: BE/89/19/PL

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

Thank you.

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



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From: Nicola Fry

Sent: 20 April 2020 16:26

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: BE/89/19/PL

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

Nicola Fry | Senior Technician | Information Management | Planning Services
[West Sussex County Council](#)



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 20 April 2020 15:31

To: Nicola Fry

Subject: RE: BE/89/19/PL

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 is 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 these 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

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Nicola Fry [REDACTED]
Sent: 20 April 2020 14:09
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BE/89/19/PL
Importance: High

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

Nicola Fry | Senior Technician | Information Management | Planning Services
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 20 April 2020 11:53
To: Nicola Fry [REDACTED]
Subject: FW: BE/89/19/PL

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

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Maria Tomalova

Sent: 16 April 2020 11:49

To: Nicola Fry [REDACTED]

Subject: FW: BE/89/19/PL

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

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From: Michael Wood [REDACTED]
Sent: 16 April 2020 10:24
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: BE/89/19/PL

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

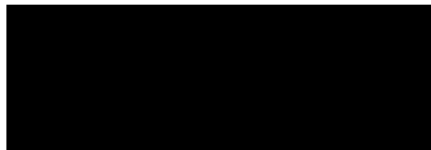
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 16 April 2020 09:23

To: Michael Wood [REDACTED]

Subject: RE: BE/89/19/PL

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

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From: Michael Wood [REDACTED]
Sent: 15 April 2020 17:21
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: Re: BE/89/19/PL

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

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West Sussex PO20 2BX



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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 15 April 2020 16:02

To: Michael Wood [REDACTED]

Subject: RE: BE/89/19/PL

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

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From: Michael Wood [REDACTED]

Sent: 15 April 2020 15:40

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: Re: BE/89/19/PL

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

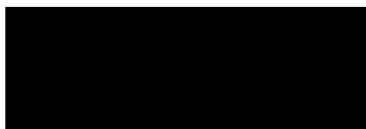
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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 15 April 2020 12:29

To: Michael Wood [REDACTED]

Subject: BE/89/19/PL

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

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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