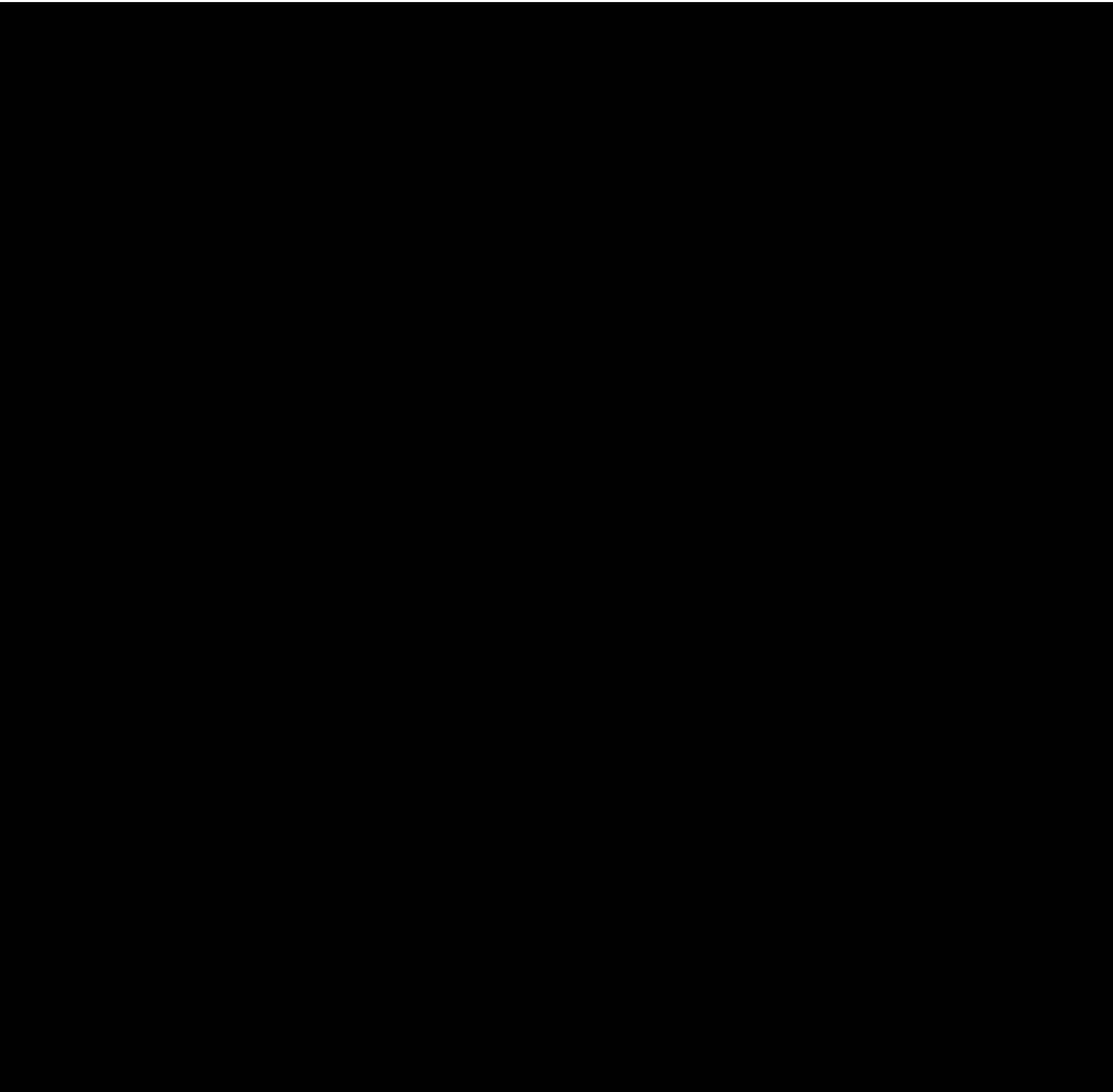




From: Angus Eitel [REDACTED]
Sent: 23 November 2020 11:00
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: Re: BN/110/20/PL - Land rear Birchwood House - RECOMMENDATION UPDATE

Amy

Further to your email below I confirm that the Applicant would like to withdraw the application.

Once the ownership details have been confirmed we will resubmit the application.,

Kind regards

Angus



Ecologi

climate positive workforce

833 trees

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On 20 Nov 2020, at 16:33, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear Angus,

Further to our phone call today; as discussed, the red line site boundary shown on both Land Registry documents provided and the submitted Site Location Plan show a cut-away/angled edge to the land onto Church Lane. This currently suggests that that this small section of land is not owned by the applicant, and thus notice/s should have been served to any other owners with an interest in the land/Certificate B of the application form should have been completed and the application is currently inaccurate. Either that or, as you suggest, the Land Registry is incorrect (but this is yet to be proven) and the Site Location Plan/a Proposed Site Plan would need to be amended.

The photos of the works already undertaken show the new site access entrance aligns straight with the highway, Church Lane, and does not have a cut-away/angled edge. So currently the proposed access is not wholly within the red edge of the site.

I have discussed this matter with my Manager again, after our conversation, and the options are to either:

1. Withdraw the application, resolve the land ownership issue and dependent on that outcome - re-apply with either an amended application form and serving notice/s as appropriate OR provide a revised Land Registry Record and amend the Site Location Plan to reflect that the applicant does own this land
2. Refusal of application (next week) – based on proposed access being not wholly within the red line, and insufficient information having been submitted to determine highways safety of the proposed access

I will add that, as discussed, the application description is not clear what was there before and what works were then undertaken i.e. I think the use of the word 're-instatement' is somewhat misleading and it should read 'retrospective planning application for works to existing pedestrian access to create vehicular access off Church Lane' and we are lacking and would need a Proposed Site Plan showing the works exactly undertaken i.e. is it just a site entrance that is being applied for or a whole vehicular track?, dimensions e.g. 6m wide, and materials marked i.e. permeable gravel, timber post and rail fencing etc. so it is clear exactly what it is we are assessing/approving.

Please email me by COB next Monday 23rd Nov, to confirm if you wish to withdraw the current application. If I do not hear back by then, we will proceed to refuse it, based on this lack of information/failure to demonstrate the enlarged access is acceptable in highways terms etc.

Kind regards,
Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place
<image002.jpg>
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E: Amy.Myer@arun.gov.uk

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<image004.jpg><image006.jpg><image008.jpg><image009.png>

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