

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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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From: [REDACTED]
Sent: 12 July 2018 09:38
To: [REDACTED]
Cc: Simon Davis
Subject: Re: BN/19/18/PL

Nicola

We are in receipt of your objection to the above application on the grounds of intensification of use to an existing severely substandard access point.

It has been brought to my attention that when Application BN/22/11 was considered by WSCC it was deemed not to present an intensification of the site.

As confirmed by the attached letter from Edward Hayes Solicitors, the neighbouring property to the South East, Sandon surrendered the right of way at the shared access point to Church Lane (the existing access to The Cottage Piggeries which is located to the North East of Sandon).

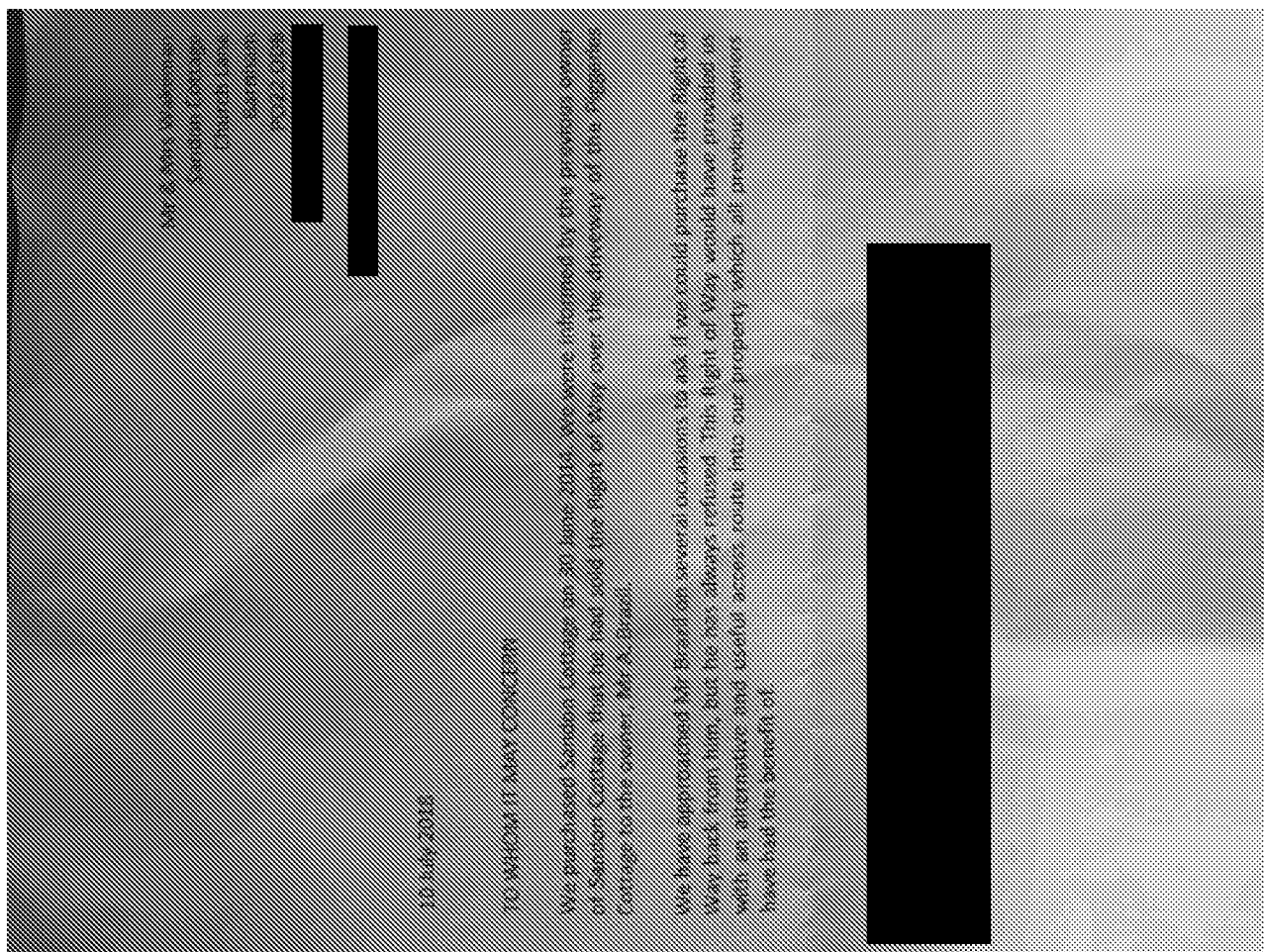
I have also attached a letter from the current owners of Sandon and Birchwood House confirming this.

In summary, Planning Application BN/22/11 approved the siting of a static caravan at The Cottage Piggeries retaining the existing access point as an entrance to two residential properties - The Cottage Piggeries and Sandon. The current Planning Application BN/19/18 proposes retaining the same access point as provision to The Cottage Piggeries only.

We would therefore suggest that the current Planning Application BN/19/18 does not result in intensification of use relative to the previously approved application BN/22/11.

We would be grateful if you could confirm your agreement and withdraw your objection.

Please let me know if you require any further information.



On 10 Jul 2018, at 10:48, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Angus,

I am sorry to report that we have now had an objection from County Highways. I attach this for you. They are recommending refusal. I consider that it would be possible in theory to amend the application to make it acceptable but that depends on whether it is possible to physically improve the access to Highway standards. You may wish to contact County Highways to discuss.

Please advise me how you propose to proceed.

Kind Regards

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From: [REDACTED]
Subject: Fwd: COTTAGE PIGGERIES, CHURCH LANE, BARNHAM
Date: 10 July 2018 at 21:41
[REDACTED]



Email from Mr Thwaites at (Birchwood house)
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: [REDACTED]
To: [REDACTED]
Subject: COTTAGE PIGGERIES, CHURCH LANE, BARNHAM

TO WHOM IT MAY CONCERN

I have been asked to comment on my knowledge of the entrance to the above property. When I moved into the property next to the piggeries in 2001 the entrance to that land was in dual ownership with the then occupier of Sandon Cottage. There was a double gateway opening onto the drive, I was aware that it was in use to gain access to the rear garden/garage of Sandon Cottage and that the then owner stored a boat in his garden, moving it in and out along the drive. I understand that after Albert and Rosie Brazil moved onto the land at Cottage Piggeries and were granted residential permission by Arun District Council they subsequently acquired sole ownership of the right of way over the access drive by way of purchase from the then owner of Sandon Cottage. I know of no details of this transfer but I am told that it is recorded at Land Registry. To the best of my knowledge that is still the position today.

With Regards,

Tristan Thwaites
[REDACTED]