

TOWN AND COUNTRY PLANNING ACT 1990



DECISION NOTICE

Application Ref: BN/10/07/

To Addressee

Mr W I C McAndrew
Trafalgar House
11 Acorn Business Centre
Northarbour Road
Cosham
PO6 3TH

ARUN DISTRICT COUNCIL

17 DEC 2010

RECEIVED

Site Address

Barnham Windmill &
Barnham Windmill House
Yapton Road
Barnham

Description of Development

Conversion of Mill to form four separate dwellings, together with revised entrance layout, garaging, associated parking and garage for existing dwelling on site (Re-submission following planning application BN/43/06/).

In pursuance of their powers under this Act and related Orders and Regulations the Council PERMIT this development to be carried out in accordance with the application and plan and subject to compliance with the conditions specified.

CONDITION 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

**Discharged*
CONDITION 2 No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external alterations, including dormers, rooflights, and the rebuilt facades and roof of the cottage, indicated as unit 4, garages and hardsurfacing have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.



CONDITION 3 The roof area of the unit 2 hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason: To safeguard the amenities of the occupiers of adjoining property in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, no windows or other openings above groundfloor (other than those shown on the plans hereby approved) shall be formed in the east elevation of the Windmill and exhibition/meeting room of the former tearoom without the prior permission of the Local Planning Authority on an application in that behalf.

Reason: To protect the amenities of adjoining residential properties in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7, DEV19 of the Arun District Local Plan.

* **CONDITION 5** No development shall take place unless and until details of the construction/operation mechanism and materials of all new joinery have been submitted to and approved by the Local Planning Authority and the new joinery shall be constructed in accordance with approved details.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the character and appearance of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policy DEV10 of the Arun District Local Plan.

* **CONDITION 6** No development shall commence on site until the access has been constructed in accordance with plans to be submitted to and approved by the Local Planning Authority. The access to the proposed units at Barnham Windmill shall not exceed 4.1 m in width and shall be laid out to provide visibility splays on each side of the access in accordance with plans and details to be submitted to and approved by the Local Planning Authority.

These splays shall be:-

(1) 2 metres by 2.4 metres on each side of the proposed access to Barnham Windmill based on the existing highway boundary, together with sight lines defined by:-

(2)(a) a line 2.4 metres long measured along the centre line of proposed access from the line of the nearer edge of the carriageway of B2233.

(b) lines 51 metres to the east and 70 metres to the west along the nearer edge of the carriageway of B2233.

(c) The straight lines joining the termination of the above lines.

No other work shall be carried out on the site until the above-mentioned sight lines and splay lines have been provided and thereafter the said sight lines and splay areas shall be kept free from any obstruction to visibility in excess of 0.6 metres above the level of the adjoining carriageway.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.



- * **CONDITION 7** The development shall not be occupied until the proposed footway running across the frontage of the house and access works to Mill House have been completed in accordance with details to be approved in writing by the local planning authority.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 8** The development hereby permitted shall not be brought into use until the approved access with visibility splays as indicated in condition 6 has been completed.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- * **CONDITION 9** With the exception of work in connection with the construction of the access road to serve the proposed development no work shall be undertaken on the site until the said access roads has been constructed in accordance with the approved to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- * **CONDITION 10** Building work shall not commence until details of the space to be laid out for stationing vehicles clear of the public carriageway have been approved by the Local Planning Authority and the building shall not be occupied until such space has been surfaced, drained and completed. The space so approved shall not thereafter be used other than for parking of vehicles in connection with the development hereby permitted.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- * **CONDITION 11** The use hereby permitted shall not be carried until space has been laid out within the site in accordance with details approved by the Local Planning Authority for the turning of vehicles clear of the public highway and such space shall not thereafter be used other than as a turning area.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

- CONDITION 13** Prior to works commencing, plans shall be submitted to and agreed by the local Planning authority to show areas clear of the highway for the storage of plant, materials and contractors vehicles used in constructing the development.

Reason: In the interests of road safety in accordance with policies DEV1, NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.



CONDITION 14 The buildings shall not be occupied until the parking spaces/turning facilities/and garages/shown on the submitted plans have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking/turning/and garaging of vehicles.

Reason: To ensure that adequate and satisfactory provision is made for the accommodation of vehicles clear of the highways in accordance with policies DEV1, DEV5 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 15 The approved rooflights shall be constructed with a single vertical dividing bar and the exposed outer parts shall be constructed to be flush or below the level of the roof.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building/by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex structure Plan and GEN7 of the Arun District Local Plan.

CONDITION 16 This permission relates to the plans as submitted and amended by substitute detail plans, drawing number 052/P/081/23 RevA1 titled Existing Entrances and Sight Lines received 23rd July 2007, drawing number 052/P/08/22 RevJ1 titled Proposed New Entrances and Sight Lines received 9th July 2008, drawing number 052/P/081/11 rev F1 titled Location plan and Site Plan, Car Parking Spaces and Surface Treatments received 23rd July 2007, drawing number 052/P/081/04 RevF1 titled Elevations received 23rd July 2007 and drawing number 052/P/081/07 Rev J1 titled Upper Floor Plans received 23rd July 2007.

Reason: For the avoidance of doubt and because the scheme as originally submitted was unacceptable to the Local Planning Authority.

INFORMATIVE: Works, including traffic management operations, to the public highway will require the applicant to enter into a section 38/278 Highway Works Agreement. Full details can be found on the West Sussex website or by telephoning Harvey Rogers at WSCC on 01243 777565. No works to commence on the highway until an appropriate Agreement has been formally agreed, completed and approval given to start by the County Council as Highways Authority.

INFORMATIVE:

Summary of Reasons for Grant Article 22(1) General Development Procedure Order 1995

SUMMARY

This planning permission is granted because it complies with the policies listed below in that the development would not cause any material adverse effect on visual or residential amenity on the surrounding area and its character. Reasonable attempts have been made to show businesses are not feasible. The building is structurally sound, of permanent construction and capable of conversion without rebuilding or significant alteration. The design is in keeping with the character and appearance of the listed building and the area. Access including visibility onto Yapton road is not detrimental to highway safety. There are no material considerations to indicate otherwise.

RELEVANT POLICIES

STRUCTURE PLAN: LOC1 LOC2 CH1 CH5 NE17 DEV1 DEV5

LOCAL PLAN: GEN3 GEN7



NATIONAL POLICIES: PPS1 PPS3 PSS7 PPG13 PPG15

This is only a summary of reasons for granting to comply with Article 22 and full reasons appear in the Officer report.

Head of Planning Services
Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF

Case Officer: Mr J Parsons

Date of Decision:

9th March 2009

Date Decision Issued:

9th March 2009


Zachary Ellwood
Interim Head of Development Control

IT IS IMPORTANT THAT YOU READ THE NOTES ATTACHED TO THIS DOCUMENT





ARUN
DISTRICT COUNCIL

FILE NOTE

DATE: 14-01-12

TIME: 11.40

REF: BN/1/11202

ADDRESS: Rang C-Highways to double check whether
or not the applicant has sent any plans direct
to C-Highways regarding the conditions (BN/10/07)
spoke to Sam Haywood & he advises that no
plans received - [REDACTED]



NOTES RELATING TO PLANNING APPLICATION
TOWN AND COUNTRY PLANNING ACT 1990

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the First Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal, then you must do so within 6 months of the date of this notice using a form which you can get from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

PURCHASE NOTICES

If either the local planning authority or the First Secretary of State refused permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the District Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town & Country Planning Act 1990.

Please note that this decision notice only relates to matters under the Planning Acts and does not give consent under any other legislation that may apply to the development. You will need to carry out your own checks to determine whether any other consents or permissions are required. For example, the Building Regulations are likely to apply to most developments, and a Highways Licence may be required from West Sussex County Council for any development within the public highway (including the placing of skips on highway land).




Eve Hearsey

From: Eve Hearsey
Sent: 27 February 2012 17:00
To: [REDACTED]
Cc: Nikolas Antoniou
Subject: BN/1/11/DOC & BN/2/11/DOC - DISCHARGE OF CONDITIONS - BARNHAM WINDMILL,
YAPTON ROAD, BARNHAM

Dear Mr Sergeant

I spoke to you last month regarding the above Discharge of Conditions applications and the fact that no information has been submitted in order to make an assessment of the conditions to be discharged. You informed me that you had the information and you would send it on immediately.

However, it has been some while since our discussion and some 6 months since the applications were submitted, and still no details have been forthcoming.

Therefore in view of this time lapse I can advise you that if no information has been submitted to this office by Monday 5th March, with a covering letter identifying the relevant file references, I will have no alternative but to refuse both of the applications.

Yours sincerely

Eve E Hearsey BA (Hons) Dip TP | Team Leader - Special Projects, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: eve.hearsey@arun.gov.uk

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



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pls
rebn to
SAL

ACTION SHEET

APPLICATION REF BN/1/11 DOC OFFICER INITIALS SAL

MARK UP AS PART OF APPLICATION Y/N DATE RECEIVED

SUBSTITUTE PLANS/FORMS
(Provide details e.g. plan number/type) Y/N DATE RECEIVED

Please scan & attach info to file
+ letter 18/1/12 Highway delays 28-02-12

SUPPLEMENTARY PLANS Y/N DATE RECEIVED

MINOR AMENDMENT Y/N DATE RECEIVED

RE-ADVERTISEMENT Y/N List No
IF YES, reason for re-advertisement:

CHANGE DESCRIPTION/ADDRESS Y/N

Reconsult WSCC highways

NOTIFY PARISH Y/N

NOTIFY REPS Y/N
IF YES, no. of days to reply

OFFICER SIGNATURE  DATED 28-02-12

ACTIONER SIGNATURE  DATED 9.15/12





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: BN/2/11/DOC

Please ask for:

Mrs J Grieves

14 September 2011

Mr L Sargeant
McAndrew Martin
One Links House
Fairway Business Centre
Dundas Lane
PO3 5BL

Dear Mr Sergeant

Article 21 of the Town and Country Planning (General Development Procedure) Order 1995
Application for approval of details reserved by condition 2 & 5 on BN/11/07/L
Barnham Windmill Yapton Road, Barnham,

Notification regarding the above application:

Condition Number 2

No development shall be carried out unless and until a schedule of materials and finishes and samples of such materials and finishes to be used for external alterations, including dormers, rooflights, and the rebuilt facades and roof of the cottage, indicated as unit 4, garages and hardsurfacing, have been submitted to and approved in writing by the Local Planning Authority and the materials so approved shall be used in the construction of the building/extension.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/setting of the Listed Building by endeavouring to achieve a building of visual quality in accordance with policies DEV1 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.

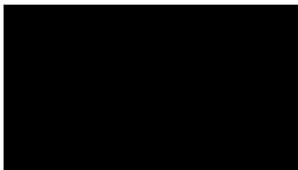
Decision:

Arun District Council have decided to **APPROVE details reserved by this condition**

This approval is based on the written restoration specification submitted to discharge clauses in the Section 106 agreement and the materials that have been used on site.

Please do not hesitate to contact the above officer if you require any further assistance.

Yours sincerely



Keri Roberts
Assistant Director Planning Services &
Housing Strategy

docdeci



Jonathan Parsons

From: Jonathan Parsons

Sent: 14 September 2011 13:10

To: [REDACTED]

Subject: Barnham Windmill Yapton BN/1/11/DOC and BN/2/11/DOC

Dear Mr Lee

Further to my emails in Febraury 2011 I have had no further correspondence regarding the discharge of planning conditions on highways and conservation.

On basis of the restoration specification, Conditions 2 of BN/10/07 and BN/11/07/L will be discharged shortly.

However the remaining conditions remain to be discharged. I have given an indication of what is required. Unless I hear to the contrary, the discharge of these conditions will be refused discharge shortly. Please can you advise me within 14 days of the date of this email because otherwise the discharge of conditions will be refused.

Please do not hesitate to contact myself if you require any further assistance.

Jonathan Parsons

Jonathan Parsons Bsc DipTp Cert (Urb) MRTPI | West Team Leader (Development Control and Compliance), Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37773 | External: +44 (0) 1903 737773 | E-mail: Jonathan.Parsons@arun.gov.uk

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



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Jonathan Parsons

From: Jonathan Parsons
Sent: 13 June 2011 10:24
To: 'Liam.Riddy@westsussex.gov.uk'
Subject: Re: Barnham Windmill, Yapton, Barnham

Liam

Further to two DOC apps, I would be grateful if you could advise me whether there has been progress on the Highway agreements on this one. If not, please could you advise when progress is likely. Thanks Jon

Jonathan Parsons Bsc DipTp Cert (Urb) MRTPI | West Team Leader (Development Control and Compliance), Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37825 | External: +44 (0) 1903 737773 | E-mail: Jonathan.Parsons@arun.gov.uk

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



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Jonathan Parsons

From: Jonathan Parsons
Sent: 01 April 2011 11:06
To: [REDACTED]
Subject: RE: Barnham Windmill, Yapton, Barnham

Liam

Thanks for this. I would like to deal with this as soon as possible but from past experience I know that County are very reluctant to sign off conditions until all section 278/ highway agreements have been signed off. I really just need to know whether this would be the case here from you, either yes or no. Maybe these agreements have been signed and completed.

Thanks Jon

From: Liam.Riddy@westsussex.gov.uk [mailto:Liam.Riddy@westsussex.gov.uk]
Sent: 24 March 2011 09:31
To: Jonathan Parsons
Subject: Re: Barnham Windmill, Yapton, Barnham

Jon

If thats the case then its probably easier not to send us all of the documents in, up to you though.

Regards
Liam

<u>Liam Riddy</u> GIS Technician, Local Development, <u>West Sussex County Council</u> Location: The Grange, Tower Street, Chichester, PO19 1RH Internal: 77143 External: 01243 777143 E-mail: liam.riddy@westsussex.gov.uk



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Liam

Following your email dated 27th January 2011, I have contacted the agent who has indicated that the conditions cannot be signed off until the works have been completed and inspected and signed off by highways authority.

I think that they do not want to send any documentation off if this is going to be the case because otherwise it will be a waste of time and expense otherwise.

Is this the case.

Jon Parsons

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

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Jonathan Parsons

From: Jonathan Parsons

Sent: 01 April 2011 11:27

To: [REDACTED]

Subject: BN/1/11/DOC and BN/2/11/DOC Barnham Windmill, Yapton Road, Barnham

Dear Lee

Further to your email dated 8th February, I am still seeking advice from County Highways on your proposals. However with reference to condition 2 and 5 of the planning decision BN/10/07 and 2 and 5 of BN/11/07/L, there is still need to submit a detailed specification of materials and joinery referred to in the Council's decision. As much of the joinery is in place, perhaps you could take photographic evidence of typical joinery. Please could you send these details as soon as possible.

Thanks

Jonathan Parsons



 **nathan Parsons**

From: Jonathan Parsons
Sent: 23 March 2011 17:09
To: 'Liam.Riddy@westsussex.gov.uk'
Subject: Barnham Windmill, Yapton, Barnham

Liam

Following your email dated 27th January 2011, I have contacted the agent who has indicated that the conditions cannot be signed off until the works have been completed and inspected and signed off by highways authority.

I think that they do not want to send any documentation off if this is going to be the case because otherwise it will be a waste of time and expense otherwise.

Is this the case.

Jon Parsons



Jonathan Parsons

From: Lee Sergeant [REDACTED]
Sent: 08 February 2011 16:48
To: Jonathan Parsons
Cc: Barry Lee
Subject: RE: BN/1/11/DOC & BN/2/11/DOC

Good Afternoon Jonathan,

Thank you for your below e-mail, upon looking at the Planning approvals, conditions 6, 7, 9, 10 and 11 relate to highways and parking etc and cannot be discharged until the works have been completed and inspected and signed off by the Highways Authority.

We trust that the above is satisfactory, if however should you have any queries or wish to discuss the project, please do not hesitate to contact me.

Kind Regards

Lee Sergeant BSc (Hons) MRICS

Chartered Surveyor



One Links House
 Fairway Business Centre
 Dundas Lane, Portsmouth
 Hampshire. PO3 5BL



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From: Jonathan Parson [REDACTED]
Sent: 02 February 2011 10:14
To: Lee Sergeant
Subject: FW: BN/1/11/DOC & BN/2/11/DOC

Dear Mr Sergeant

Further to your emails yesterday I have received an email from the County regarding some of the details not being submitted with the submission.

Conditions 6,7 and 9 on the planning consent are highway conditions. I know that quite alot of information was submitted and approved as part of the planning application and I understand further information was submitted in relation to the section 278 agreement. Please could I ask you to establish what information the County require. Similarly with Conditions 10 and 11 I suggest that you liaise with the County.

The difficulty that the Council has with the plans submitted under BN//10/07/ and BN/11/07/L are all on microfiche due to the age of the files so it is not easy to direct the County to these plans.

I have been on site with the County Council's Listed Building Officer who in general is happy with the works

17/02/2011

and the Council is willing to formally discharge the conditions relating to materials and joinery. It would be useful through to have a full detailed specification of materials and joinery that can be referred to in the Council's decision. Additionally at present the rooflights have not gone in and the cills of the groundfloor windows have not gone in. Can we have typical details.

I hope this information is of assistance.

Jonathan Parsons.

From: David Easton On Behalf Of Planning.Responses
Sent: 01 February 2011 16:30
To: Jonathan Parsons
Subject: FW: BN/1/11/DOC & BN/2/11/DOC

Hi Jon,

Had this email just managed to track down the files and everything on the file has been scanned already. Not sure how you want to go with this one. Received a similar email in relation to BN/2/11/DOC.

Many thanks,
 David

From: [REDACTED]
Sent: 27 January 2011 17:01
To: Planning.Responses
Subject: BN/1/11

FAO Jon Parsons

Jon - Just gotten around to looking at this one. There is no supporting documents on the website for us to assess the application for DOC. Could you arrange them to be sent to me either by email or uploaded to the ADC website?

Kind regards
 Liam

Liam Riddy GIS Technician, Local Development, West Sussex County Council Location: The Grange, Tower Street, Chichester, PO19 1RH

Internal: 77143 External: 01243 777143 E-mail: liam.riddy@westsussex.gov.uk



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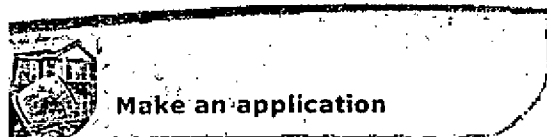
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If you have any difficulty using this system please contact our support team using the details in the 'contact us' link at the bottom of the page.

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Application details

Your reference:	Barnham Windmill . Edit Name
Application type:	Removal/Approval/Variation of conditions/reserved matters - Approval of details reserved by condition
Local authority:	Arun District Council
Reference:	PP-01336695
Status:	Submitted v1 Amend
Last updated:	4/1/2011

Application completion status

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If you provided us with an email address then you will receive an email confirmation of your order shortly.

Customer Details

Mr Barry Lee
Barnham Windmill
Yapton Road
Bognor Regis
West Sussex
PO22 0BD

Payment Type	Reference	Amount (£)
Planning Fee	PP-01336695_v1	85.00
Total Value		85.00

Arun District Council, Maltravers Road, Littlehampton, West Sussex. BN17 5LF
Website: www.arun.gov.uk





Lee Sergeant

From: Barry Lee
Sent: 04 January 2011 12:02
To: Lee Sergeant
Subject: FW: Barnham Windmill Yapton Road Barnham BN/10/07 BN/11/07/L
Lee

Information for Barnham File from the planner, please put on file

Thanks

Barry Lee MCIOB



One Links House
Fairway Business Centre
Dundas Lane, Portsmouth
Hampshire. PO3 5BL



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From: Barry Lee [REDACTED]
Sent: 23 December 2010 17:08
To: Barry Lee
Subject: Fwd: Barnham Windmill Yapton Road Barnham BN/10/07 BN/11/07/L

----- Forwarded message -----

From: Jonathan Parsons <Jonathan.Parsons@arun.gov.uk>
Date: Thu, Dec 23, 2010 at 8:42 AM
Subject: Barnham Windmill Yapton Road Barnham BN/10/07 BN/11/07/L
To: Davina McKenzie [REDACTED]
Cc: Barry Lee <[REDACTED]>

Dear Sir/Madam

I have examined the planning documentation and made a site visit.

As has been explained, the legal agreement requirements in requiring the submission and approval of a restoration specification has been approved. This approval was based on advice given by the County Council Architect, Mr Rowan, who advises on such matters to Arun District Council. This restoration specification was comprehensive and did include details of use of reclaimed materials. However the Planning and Listed Building Consents details a number of conditions which require the submission and approval of details.

04/01/2011



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Condition 10 and 11 require details to be submitted for approval relating to construction vehicles and materials. Whilst again these have not been submitted and approved, I am not aware of any issues that have arisen in this respect.

All other conditions require adherence by developer and the Council like any other permitted development only condition check those it is skilled in giving a view for a fee.

Condition 2 of BN/11/07/L reflects that of condition 2 of BN/10/07 and the above comments are applicable. Similarly Condition 5 of BN/11/07/L reflect that of condition 5 of BN/10/07 and again the above comments are applicable.

These comments are not formal comments of the Council. To obtain these, a formal application would need to be submitted to discharge these conditions. However my site inspection revealed no significant difficulties in respect of the planning matters subject to the above conditions. The Council will continue to monitor all materials being used. In respect of highway conditions, many of these details have been submitted and approved through the plans that are part of the permission and additionally the County Council has formally signed off some of these matters through a section 278 agreement.

Yours Sincerely

Jonathan Parsons
West Team Leader.

<http://www.arun.gov.uk>
NLPG UPRN 100062237016
DX 57406 Littlehampton

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<http://www.star.net.uk>



Ms Eve Hearsey
Planning & Building Control Dept
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: 091/P/047.27/LS
Your ref: BN/1/11/DOC & BN/2/11/DOC
18th January 2012

Dear Eve

**RE: PROPOSED RESIDENTIAL DEVELOPMENT AT BARNHAM
WINDMILL – APPLICATION FOR DETAILS RESERVED BY CONDITIONS
ATTACHED TO PLANNING APPROVAL BN/10/07/ & LISTED BUILDING
CONSENT BN/11/07/L**

Further to our recent telephone conversation and Mrs J Grieves letters dated the 14th September 2011 regarding the above project, we respond as follows:

PLANNING APPROVAL BN/10/07

**Condition 02 of the Grant of Planning Permission – Schedule of Finishes and
Samples of Materials.**

Condition 2 has been discharged by Arun District Council on the 14th September 2011.

**Condition 05 of the Grant of Planning Permission – Details of the Construction
Operation and Materials for all new Joinery**

As part of our discussions with Michael Rowan the Conservation Architect it was agreed that the joinery will be treated in a similar way to the roofing and external wall materials in that all joinery will be bespoke and manufactured to match the existing profiles and frame configurations.

Please refer to the attached Restoration Specification and Schedule of Works. Please refer to Mr Jonathan Parsons e-mail dated the 2nd February 2011 listing his and the Listed Building Officers site visit, and confirmation that the Council was willing to formally discharge the condition relating to materials and joinery.

Cont/d

Condition 06 of the Planning Approval – Access Scheme

Please refer to attached drawings 091/P/047/03 B1, 091/P/047/05 D1, 091/P/047/12 B1 and 091/P/047/13 B1 indicating the access to the proposed units including visibility splays. The highway access scheme has been fully approved by West Sussex County Council's Highways Department and we attach a letter from the Highways which the approval letter refers.

The construction of the access highway which incorporates the junction into the site will be in strict accordance with the approved drawings and Specification and when completed the Section 278 Agreement will be fully compliant.

Condition 07 of the Planning Approval – Footway

Please refer to attached drawings 091/P/047/03 B1, 091/P/047/05 D1, 091/P/047/12 B1 and 091/P/047/13 B1 indicating the proposed footway across the frontage of the site. The footway has been fully approved by West Sussex County Council's Highways Department and we attach a letter from the Highways which the approval letter refers.

The construction of the access highway which incorporates the junction into the site will be in strict accordance with the approved drawings and Specification and when completed the Section 278 Agreement will be fully compliant.

Condition 09 of the Planning Permission – Construction of Access Roadway.

I would refer you to the comments made under Item 3 above in that the access roadway and entrance to the site will be completed in strict conformance with the Section 278 Agreement which has been formally agreed in conjunction with the Highways Department. Please refer to attached drawings.

Condition 10 – Details of Parking

We refer you to the attached Drawings Nos. 091/P/047/05 D1, 091/P/047/06 B1 and 091/P/047/14 A1 which details the approved parking layout.

Condition 11 – Details of Turning of Vehicles

Please refer to attached drawings 091/P/047/03 B1, 091/P/047/05 D1, 091/P/047/12 B1 and 091/P/047/13 B1 indicating the proposed site layout with sufficient turning area for vehicles

Cont/d

LISTED BUILDING CONSENT BN/11/07/L

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Condition 05 of the Grant of Planning Permission – Details of the Construction Operation and Materials for all new Joinery

Any damage caused by the fabric of the building will be made good to the satisfaction of the Local Authority. The Local Authority will be required to visit site on completion of the works.

We trust that the above is satisfactory and we look forward to receipt of your comments and approvals in the near future, if however should you require any further information or wish to discuss the project, please do not hesitate to contact me.

Yours sincerely

For and on behalf of McAndrew Martin

L. Sergeant BSc (Hons) MRICS

Chartered Surveyor

Encs. West Sussex County Council Letter dated 10th August 2009 – Confirmation that the Highways Design is Acceptable.

Drawing No's 091/P/047/03 B1, 091/P/047/05 D1, 091/P/047/06 B1, 091/P/047/12 B1, 091/P/047/13 B1 and 091/P/047/14 A1,

Restoration Specification and Schedule of Works





**McANDREW
MARTIN**

CHARTERED SURVEYORS

One Links House
Fairway Business Centre
Dundas Lane, Portsmouth
Hampshire. PO3 5BL

ARUN DISTRICT COUNCIL

29 FEB 2012

RECEIVED

Ms Eve Hearsey
Planning & Building Control Dept
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

FAO Susan Leeson.

Our ref: 091/P/047.27/LS
Your ref: BN/1/11/DOC & BN/2/11/DOC
18th January 2012

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Cont/d

Directors
W F C McAndrew BSc FRICS ICIOB
B A Lee MCIOB
I J Lee BSc FRICS
N P Kirby BSc MRICS
S W Bramley BSc FRICS

Associate Directors
I. Sergeant BSc/Honst
A Bambridge MIE AMCBSE
J C McAndrew Thee So MHRSM

1

Consultants
J Lipman B.Sc (Eng) C.Eng MI Struct.E
C Pillington CMOSH MHRSH MaPS
L Pimenta MSc (R.) MICE C Eng
P M Haines CEag MICE

Registered Office: 1 Swan Wood Park,
Gun Hill, Horam, East Sussex TN21 0LL
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McAndrew Martin Limited registered in
England & Wales Company No. 06544071
VAT Number: 522 4925 50



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Cont/d

LISTED BUILDING CONSENT BN/11/07/L

Condition 02 of the Grant of Planning Permission – Schedule of Finishes and Samples of Materials.

Condition 2 has been discharged by Arun District Council on the 14th September 2011.

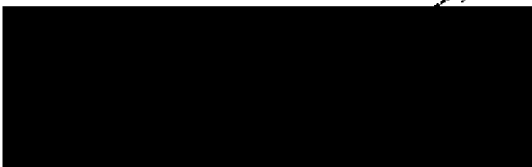
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Yours sincerely

For and on behalf of McAndrew Martin



L. Sergeant BSc (Hons) MRICS
Chartered Surveyor

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Restoration Specification and Schedule of Works

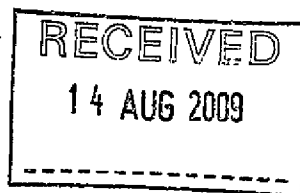
Kevin Luter

Development Control Assistant
Local Development Division - Implementation Team
01243 777814 (Tel)
(01243) 756773 (Fax)
kevin.luter@westsussex.gov.uk
www.westsussex.gov.uk

2nd FLOOR
Northleigh
County Hall
Chichester
West Sussex
PO19 1RG
(01243) 642105



Mr L Sergeant
M^cAndrew Martin
Trafalgar House
Acorn Business Park
Northarbour Road
Cosham
Portsmouth
Hants PO6 3TH



10 August 2009

Our reference: PSI/2706-16

Your reference:

Dear Lee,

Proposed Section 278 Agreement - Barnham Windmill - Yapton Road - Barnham

Thank you for your letter dated 24th July 2009 providing the additional information as requested and the revised drawings.

I confirm that the design of the adoptable vehicle crossover and associated works for the proposed development as shown on Drawing Number 091/P/047/05 Revision C1 is now satisfactory.

Accordingly I grant Technical Approval.

Please submit 14 colour copies of the Agreement Plan drawing number 091/P/047/05 Revision C1 and 3 copies of the Supporting Drawing 052/P/081/22 Revision K1. Upon receipt of this information I will instruct our Legal Services Team to prepare the Draft Legal Agreement.

I must remind you that your developer or his contractor **MUST NOT** undertake any work within the Public Highway until the Agreement is finalised. I hope this clarifies the current situation however, should you have any further quires in the meantime please do not hesitate to call me. I look forward to matters progressing accordingly.

Yours sincerely,

Kevin Luter
Development Control Assistant





Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr Lee Sergeant
One Links House
Fairway Business Centre
Dundas Lane
Portsmouth
PO3 5BL

Your Ref: BN/1/11/DOC

Please ask for:

Mrs J Grieves

10 January 2011

Dear McAndrew Martin

Article 21 of The Town & Country Planning General Development Procedure Order 1995
Application for discharge of conditions 2, 5, 6, 7, 9, 10 & 11 in relation to BN/10/07/
Barnham Windmill Yapton, Barnham,

Receipt No P85993

Amount: £ 85.00

TOTAL PAID: £ 85.00

Thank you for your recent submission for approval of details reserved by condition which was accepted as a valid application on 10th January 2011. It is being dealt with by Mrs J Grieves who will be able to help you should you have any questions.

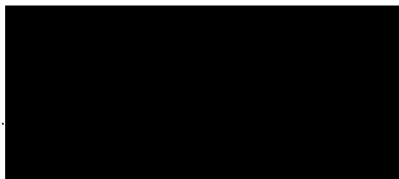
The Planning Service is currently considering these details and will be undertaking a consultation exercise with the internal departments and external agencies where appropriate.

A response to your submission will be sent to you at the earliest opportunity.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

Please note amended description

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

docack



Mrs J. Grieves
Technical Support Unit Assistant
Planning & Building Control General Enquiries
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Our ref: 091/P/047.24/LS
Your ref: BN/1/11/DOC & BN/2/11/DOC
10th January 2011

Dear Mrs Grieves,

**RE: PROPOSED RESIDENTIAL DEVELOPMENT TO BARNHAM WINDMILL,
YAPTON ROAD, BARNHAM, WEST SUSSEX, PO22 0BD- APPLICATION FOR
DISCHARGE OF CONDITIONS IN RELATION TO BN/10/07 & BN/10/07/L - ARUN
DISTRICT COUNCIL REF: BN/1/11/DOC & BN/1/11/DOC**

Thank you for your two number letters, reference BN/1/11/DOC and BN/2/11/DOC received via e-mail on the 6th January 2011 in relation to the above two number Approvals, reference BN/10/07 and BN/10/07/L. There appears to be some confusion, as my colleague submitted a hard copy of the Application Forms to Jonathan Parsons via e-mail on the 27th December 2010, however we also submitted the application on-line via the Planning Portal on the 4th January 2011. Please see our response below:

1. Please find attached a copy of Arun District Councils Payment receipt for proof of payment of £85.00 as required.
2. The Application is for discharge of all conditions that are required to be discharged.
3. Please note that Jonathan Parsons has visited site and confirmed that the materials and finishes are acceptable. Please refer to his e-mail dated the 23rd December 2010, copy enclosed.

I trust the enclosed is satisfactory and we look forward to receipt of your comments and approvals for both applications in the very near future, if however should you have any queries or require any further information, please do not hesitate to contact me.

Yours sincerely

For and on behalf of McAndrew Martin

Chartered Surveyor

- Enc. 1No. Copy of Jonathan Parsons e-mail dated the 23rd December 2010
1No. Copy of Application Overview & Arun District Council Payment Receipt

Partners
W I C McAndrew B.Sc FRICS ICIOB
B A Lee MCIOB
N P Kirby B.Sc MRICS
S W Bromley B.Sc FRICS

Associates
L Sergeant B.Sc (Hons)
A Stephens MRICS MCIOB MaPS
A Bainbridge MBE AMCBSE
J C McAndrew Thee.Sc MIHRSM

Consultants
J Lipman B.Sc (Eng) C.Eng MI Struct.E
C Pollington CMIOB MIHRSM MaPS
L Pimenta M.Sc (Rt. MICE C Eng)



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[Supporting Docs](#)

[Fees](#)

[Payment](#)

[Check](#)

[Submit](#)

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- **Application details** - This section shows the general details of your application.
- **Application completion status** - Allows you to quickly see what stages in the application process have been completed.
- **Guidance Notes** - A general guidance note to assist you in the online application process.
- **Notices** - These notices are related to the type of ownership certificate completed on your application forms. Where required, these should be served on owners and/or sent to the local press when submitting your application.
- **Print Application** - As described, this option allows you to print a hardcopy of your application for reference purposes.

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If you have any difficulty using this system please contact our support team using the details in the 'contact us' link at the bottom of the page.

Application details

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Application details

Your reference:	Barnham Windmill Edit Name
Application type:	Removal/Approval/Variation of conditions/reserved matters - Approval of details reserved by condition
Local authority:	Arun District Council
Reference:	PP-01336695
Status:	Submitted v1 Amend
Last updated:	4/1/2011

Application completion status

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[Documentation Complete](#)

[Fees Complete](#)

[Payment Complete](#)

[Check application Complete](#)

[Submit application Complete](#)

Arun District Council Payment Receipt[Print this page](#)

Thank you, your order has been successfully processed.

Your shopping basket reference number is **000096564**, please quote this reference number should you wish to contact us regarding your order.

If you provided us with an email address then you will receive an email confirmation of your order shortly.

Customer Details

Mr Barry Lee
Barnham Windmill
Yapton Road
Bognor Regis
West Sussex
PO22 0BD

Payment Type	Reference	Amount (£)
Planning Fee	PP-01336695_v1	85.00
Total Value		85.00

Arun District Council, Maltravers Road, Littlehampton, West Sussex. BN17 5LF
Website: www.arun.gov.uk



Lee Sergeant

From: Barry Lee
Sent: 04 January 2011 12:02
To: Lee Sergeant
Subject: FW: Barnham Windmill Yapton Road Barnham BN/10/07 BN/11/07/L
Lee

Information for Barnham File from the planner, please put on file

Thanks

Barry Lee MCIOB



One Links House
Fairway Business Centre
Dundas Lane, Portsmouth
Hampshire. PO3 5BL



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Chartered
Building
Consultancy



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From: Barry Lee [REDACTED]
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----- Forwarded message -----

From: Jonathan Parsons <Jonathan.Parsons@arun.gov.uk>
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To: Davina McKenzie [REDACTED]
Cc: Barry Lee [REDACTED]

Dear Sir/Madam

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Yours Sincerely

Jonathan Parsons
West Team Leader.

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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<http://www.star.net.uk>



~~P/12/11/10~~

D2011275.txt

~~D20-930-..... 04/01/2011 PP-01335390_v1 DAVID CURTIS DI 000096389 Dr~~
~~£170.00~~

D20-930-..... 04/01/2011 PP-01336695_v1 BARRY LEE DI 000096564 Cr £85.00

BN/1/11/DOC



7



Mr Lee Sergeant
One Links House
Fairway Business Centre
Dundas Lane
Portsmouth
PO3 5BL

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: BN/1/11/DOC
Your Ref:

Please ask for:
Mrs J Grieves
Technical Support Unit Assistant

Dear McAndrew Martin

6th January 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

**Application for discharge of conditions in relation to BN/10/07/
Barnham Windmill Yapton Barnham**

Thank you for your recent application which I received on 4th January 2011. It is being dealt with by Mrs J Grieves who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

No fee accompanied your application as is required by the Regulations. I suggest that the required fee is £85 and would be grateful if you would forward this amount to me as soon as possible.

Please confirm what conditions this application relates to (For your information, not all conditions need to be discharged)

Please send any relevant samples/details required to discharge the conditions

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 20th January 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42



CONSULTATIONS LIST GATSU General\consultation sheet.doc (18/02/10)

WSSC Local Development Division (Includes ROW/Archaeology/ Ecology/ Highways/Reg3/4/Strategic)	WSE	
WSSC Design Section (Listed Building Consultations only)	WSD	
Agricultural Appraisal	WAA	
West Sussex Waste Disposal	WWD	
Trading Standards	WTS	
Commission for Social Care Inspection	RHU	
Playschool Registration Unit	PRU	
Highways Agency and Consultants Interoute	HA & MO	
English Heritage (Parks/Gardens Special Interest only)	EH2	
West Sussex Health Authority (Eastern Area)	WHA	
West Sussex Health Authority (Western Area)	CHA	
Southern Water	SWW	
Environment Agency (Zone 2, 3 or 2/3)	EA	
Portsmouth Water Co.	PW	
South Downs Joint Committee	SCB	
Railway consultee	RP	
English Nature	EN	
Sussex Police	POL	
English Heritage (for apps affecting grade 1 or 2* LB's)	EH	
Garden History Society	GHS	
Health & Safety Executive	HSE	
Government Office for the South East	MFF	
Sport England South East	SPO	
West Sussex Fire and Rescue (Water And Access Management)	WFW	
Department for Environment, Food & Rural Affairs	DEF	
The Countryside Agency	COA	
South East England Regional Assembly	SEE	
Commission for Architecture & the Built Environment	CAB	
Western Sussex Primary Care Trust	PCT	
South East Economic Development Agency	ECD	
Ofcom Wind Farm Enquiries	OFC	
The Theatres Trust	TTT	
Estates Property	PS	
Adjoining Council (Worthing/ Chichester/Horsham/ North Mundham Parish Council)	WOR/CIL/HOR/ NMP	
Landscapes	LDS	
Arboriculturist	HOR	
Environmental Health	FS	
Leisure Services	TL	
Concessions Officer	CON	
Engineers - All to go to Brian Holland + Fluvial flooding (Simon Power) END or Coastal Protection (Roger Spencer) ENC or Structural (Bruce Taunton) ENS	ENG	
Council Tax	CTR	
Building Control	BC	
Economic Regeneration	ER	
Housing Policy	HOU	
Housing Management	CHO	
Local Plans	FP	
Conservation Officer	CO	
Planning Solicitor	LEG	
Elections	EL	
Bognor Regis Task Force	BTF	
Car Parks	CAR	
Environmental Amenities and Community Safety	EAC	
Parish Council		✓
TSU WILL ALWAYS DO:		
CAAC - any app falling within a Conservation Area (enter group code CAA)		
Six Societies - any demolition to a listed building (AMS, CBA, GG, SPA, VS + EH for principle demolition + LOCAL GROUPS ABS, LVC, FVS, AS, EPK, FCG, FNV)		
Mark Everson - any tree applications (HOR)		
Environment Agency - if development in a flood plain		
Southern Water - development over a public sewer or If in Barnham Drainage Area		
Adjoining Parish/Town Council if Dual Parish application		
Anything with a wind turbine consult NATS (use code WFC)		



Application fee for: Barnham Windmill (1336695)

Application type: Approval of details reserved by condition

Exemptions

No exemptions have been applied

Fee Calculation

Fee for Approval of Details Reserved by Condition	85.00
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Reductions

No reductions have been applied

Payment

Payment method: OnlineViaPortal

Total

Amount due	85.00
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Proposal Attachments Details :

Proposal Name	Barnham Windmill
Proposal Number	PP-01336695
Version Number	1
Amended Attachments Only?	No
Submission Date	2011-01-04

Attachment :

Attachment Name
Status
File Name
File Type
PaperSize
File Size (bytes)
Document Reference
Document Comments
Date File Uploaded
Being Provided By
Scale Bar Included?
Been Printed?
Date Details Amended

