

Bronte Welham

From: Amanda Scholes on behalf of Planning.Responses
Sent: 11 October 2017 10:33
To: Planning Scanning
Subject: FW: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

From: Michael Eastham
Sent: 10 October 2017 12:30
To: Planning.Responses
Subject: FW: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Please upload on Ocella.

Thanks,

Michael

Sent: 10 October 2017 12:27
To: Michael Eastham; Simon Davis
Cc: Ian Carey
Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Michael/Simon

Please see below for our planning consultants response, we really need you to take a pragmatic view on this so the application doesn't get held up. We still wish for the Parish to remove their objection so we can get delegated decision, Matthew Homes don't want this taken to committee unless absolutely necessary, could you therefore chase the parish up for a response.

Kind regards
Matthew

=====

Dear Matthew

I have provided a comment below on the various conditions giving my views in green as to how to respond to the Planning Officer. I have used his original list:

4. Noise mitigation measures –This is a pre-commencement condition. However, whilst approval is not required at this stage, it is reasonable in wanting to make sure that the reserved matters layout is acceptable from a noise perspective. Double glazing as a standard would be used on this development and thus would cope with any issues here.

6. Proposed surface water drainage scheme –Similar to the noise issue, the reserved matters layout needs to be capable of accommodating an acceptable drainage strategy. Formal approval (including technical design) isn't required at reserved matters stage, it is a pre-commencement condition, a drainage strategy has also previously been submitted.

7. Discharge consent to watercourses - This is a pre-commencement condition, no need for formal approval at reserved matters stage;
8. SuDs system maintenance scheme - This is a pre-commencement condition, the management and maintenance scheme is certainly not required at this stage
9. Access and maintenance of watercourse - Approval is required prior the layout being approved -- you have however submitted this.
10. Surface water drainage scheme - - This is a pre-commencement condition, no need for formal approval at this stage;
11. Location of rising main and foul sewer --- A poorly worded condition but clearly you would have designed the scheme in full knowledge of where the rising main and foul sewer is;
12. Landscaping scheme – Submitted – This duplicates the reserved matters landscaping element, which you have already submitted
13. Tree protection measures – Submitted - This is a pre-commencement condition, no need for formal approval at this stage;
14. Schedule of materials and finishes and samples — This is a pre-commencement condition, no need for formal approval at this stage
15. Proposed foul drainage system - - This is a pre-commencement condition, no need for formal approval at this stage, you have submitted details;
16. Detailed ecological enhancement scheme - This is a pre-commencement condition, no need for formal approval at this stage
18. Landscape management plan – Submitted - This is a pre-commencement condition, no need for formal approval at this stage, you have submitted details
19. Public Open Space details – Submitted This is a pre-commencement condition, no need for formal approval at this stage, you have submitted details
20. Details of 10% alternative energy supply –Poorly worded condition with no stated deadline for submission, only requirement is for finished development to accord with the details.
21. Covered and secure cycle parking provision — This is a pre-occupation condition, no need for formal approval at this stage
22. Construction management plan –This is a pre-commencement condition, no need for formal approval at this stage. This detail is not worked out until later in the process
23. Details of screen walls and fences –This is a pre-commencement condition, no need for formal approval at this stage.

There are a limited number of conditions which requires details to be considered acceptable prior to a layout being approved and as far as I can see you have submitted the details where necessary. As far as I can see this is limited to condition no. 9. I can sort of see where the LPA is coming from with regard to some matters as there are some issues which need to be considered at reserved matters stage so that problems are not stored up for a later date e.g. the layout allowing for an acceptable surface water drainage strategy. However, there is no requirement for this condition to be formally discharged at this stage. In developing the layout you will no doubt have thought about this in any event. So provided the strategy is acceptable, the subsequent technical detail can follow in due course as per the wording of the conditions.

There is no sound justification for requiring all the other conditions at this stage. It is absolutely standard practice to submit the conditions after a reserved matters approval is granted and prior to works commencing. I would ask where in the conditions wording that he can require all details to be submitted now?

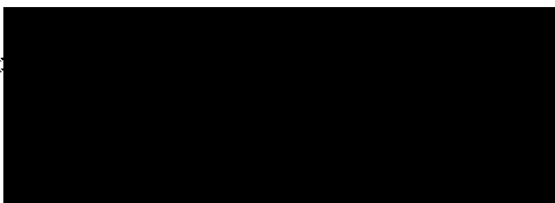
Kind Regards



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Matthew Driver
Associate Director

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Sent: 10 October 2017 11:38

To: Matthew Driver

Cc: Ian Carey

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

I am currently finalising the committee report and need to know when I will see the plans of the covered and secure cycle parking provision required by condition 21.

Kind regards,

Michael

Sent: 09 October 2017 11:26

To: Michael Eastham

Cc: Ian Carey

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Michael

We were under the impression that if the Parish withdraw their objection this can now be delegated – has your email as attached be answered by the Parish yet?

Re Conditions we're having an internal discussion about this currently and will advise in due course our plan of action.

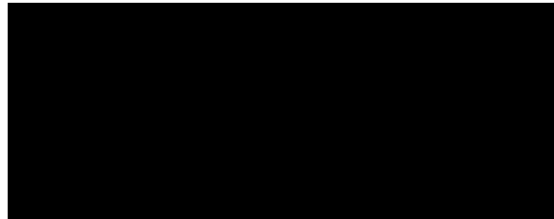
Kind regards
Matthew



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Sent: 09 October 2017 10:13

To: Matthew Driver

Cc: Ian Carey

Subject: FW: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

Bearing in mind the objection from Barnham Parish Council, I am currently drafting the committee report for BN/28/17/RES - Land R/O The Lillies, Yapton Road, Barnham.

The next available committee to present the report to is Wednesday 15th November.

When will you be able to submit your letter regarding the proposed layout, together with the schedule of amendments to the external appearances of the dwellings and the revised elevational drawings of the properties?

The closing date for my report will be this Friday 13th October 2017.

I will also need an update from you on the details of the schemes required by the conditions(s) up-front; or conversely, you will need to apply for the Discharge of Conditions (DoCs). Where are the DoC applications? When will the DoC applications be submitted to Arun District Council? It would be helpful if you are going to submit DoCs that they are submitted and validated by Arun District Council before the committee meeting on 15th November.

Kind regards,

Michael

From: Michael Eastham

Sent: 05 October 2017 16:01

To: 'Matthew Driver'

Cc: Ian Carey; Simon Davis

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

The applicant will need to provide the details of the schemes required by the conditions(s) up front.

Conversely, the applicant needs to apply for the Discharge of Conditions (DoCs).

Where are the DoC applications?

When will the DoC applications be submitted to Arun District Council?

Kind regards,

Michael

Sent: 05 October 2017 15:48

To: Michael Eastham

Cc: Ian Carey; Simon Davis

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Michael

To clarify I have noted below our response to each condition, also please note that many of the outline conditions state 'Development shall not begin' which at outline stage obviously wouldn't be applicable, development wouldn't take place until after reserved matters has been consented and the relevant conditions signed off. As you can appreciate a construction management plan can't really be signed off after an outline and before the RMA is consented.

4. Noise mitigation measures – This would be attached to the window spec which will come forwards at design stage after RMA approval.

6. Proposed surface water drainage scheme – Details for drainage strategy were submitted with the RMA

7. Discharge consent to watercourses - Details for drainage strategy were submitted with the RMA

8. SuDs system maintenance scheme - Details for drainage strategy were submitted with the RMA

9. Access and maintenance of watercourse - Details for drainage strategy were submitted with the RMA

10. Surface water drainage scheme - Details for drainage strategy were submitted with the RMA

11. Location of rising main and foul sewer - Details for rising main are in with the drainage strategy which was submitted with the RMA
12. Landscaping scheme - Submitted
13. Tree protection measures - Submitted
14. Schedule of materials and finishes and samples – BDML submitted with the RMA
15. Proposed foul drainage system - Details for drainage strategy were submitted with the RMA
16. Detailed ecological enhancement scheme
18. Landscape management plan – Submitted
19. Public Open Space details – Submitted with Landscaping scheme
20. Details of 10% alternative energy supply – This will be done in fabric first
21. Covered and secure cycle parking provision – Details to be submitted with RMA
22. Construction management plan – This will need to be submitted at a later date for obvious reasons
23. Details of screen walls and fences – Submitted as part of BDML

I hope the above clarifies your queries however please do not hesitate to contact me otherwise.

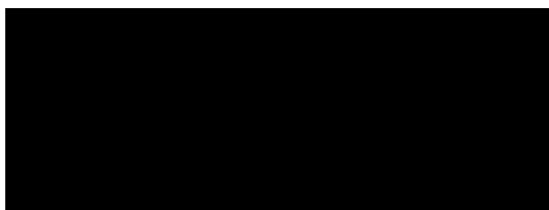
Kind regards
Matthew



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Sent: 05 October 2017 10:36

To: Matthew Driver

Cc: Ian Carey; Simon Davis

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

We cannot re-impose conditions that were imposed on the outline planning permission (BN/32/15/OUT) on an approval for Reserved Matters (BN/28/17/RES).

As I set out in my email below, there were 23 conditions altogether on the outline planning permission (BN/32/15/OUT), 18 of which required the submission of additional information. I have highlighted conditions 12, 13 and 18 below as you have submitted a landscaping scheme and management plan, together with tree protection measures with the current reserved matters application.

When will the schemes for the other 15 conditions – which were imposed on the outline planning permission BN/32/15/OUT be submitted?

Kind regards,

Michael

Sent: 05 October 2017 10:22

To: Michael Eastham

Cc: Ian Carey

Subject: RE: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Michael

Having spoken with Ian Carey we would like to advise that the majority of those can be conditioned and then actioned after the reserved matters approval.

The drainage items should be satisfied with information we submitted for the RMA.

Can you confirm you are happy with the above?

Kind regards
Matthew

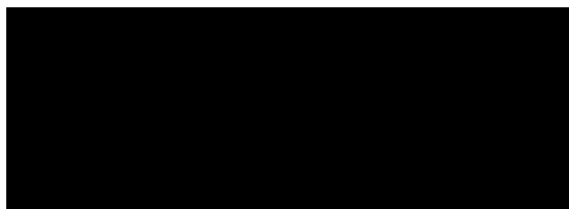


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Sent: 04 October 2017 15:57

To: Matthew Driver

Subject: FW: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

Is there any progress on the application for the Discharge of Conditions (DOC) imposed on the outline planning permission?

I look forward to receiving your response.

Kind regards,

Michael

From: Michael Eastham

Sent: 02 October 2017 14:11

To: 'Matthew Driver'

Subject: Conditions imposed on outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham

Hi Matthew,

Have you applied for Discharge of Conditions (DOC) on the conditions imposed on the outline planning permission BN/32/15/OUT - Land R/O The Lillies, Yapton Road, Barnham?

There were 23 conditions altogether on BN/32/15/OUT, 18 of which required the submission of additional information. I have highlighted conditions 12, 13 and 18 below as you have submitted a landscaping scheme and management plan, together with tree protection measures with the current reserved matters application. When will the schemes for the other 15 conditions be submitted?

4. Noise mitigation measures
6. Proposed surface water drainage scheme
7. Discharge consent to watercourses
8. SuDs system maintenance scheme
9. Access and maintenance of watercourse
10. Surface water drainage scheme

11. Location of rising main and foul sewer
12. Landscaping scheme
13. Tree protection measures
14. Schedule of materials and finishes and samples
15. Proposed foul drainage system
16. Detailed ecological enhancement scheme
18. Landscape management plan
19. Public Open Space details
20. Details of 10% alternative energy supply
21. Covered and secure cycle parking provision
22. Construction management plan
23. Details of screen walls and fences

Kind regards,

Michael

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