

From: Michael Eastham
Sent: 26 November 2020 17:09
To: Planning Scanning
Subject: FW: BN/97/20/PL - Show Homes: Land at Angels Nursery, Yapton Road, Barnham

Please scan and upload the email below from the applicant confirming that we have an extension of time to determine **BN/97/20/PL** to **Friday 4th December 2020**.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Craige Burden [REDACTED]
Sent: 26 November 2020 17:00
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Tilly Whishaw [REDACTED]
Subject: RE: BN/97/20/PL - Show Homes: Land at Angels Nursery, Yapton Road, Barnham

Michael

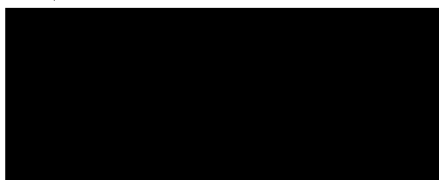
Please accept this email as confirmation Redrow Homes are happy to provide an extension of time for the Show Home Application at Barnham (application BN/97/20/PL).

Kind regards

Craige

Craige Burden
Head of Planning

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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 Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 26 November 2020 15:53
To: Craige Burden [REDACTED] Tilly Whishaw [REDACTED]
Subject: RE: BN/97/20/PL - Show Homes: Land at Angels Nursery, Yapton Road, Barnham
Importance: High

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THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!

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Dear Craige and Tilly,

Further to my previous email, please could I have an extension of time to determine **BN/97/20/PL** to **Friday 4th December 2020**?

I am expecting a consultation response from Barnham and Eastergate Parish Council on Monday (30th November) and a response from ADC Drainage Engineers on Tuesday (1st December).

Are you making progress on addressing the objection from the ADC Drainage Engineers to BN/97/20/PL?

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

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From: Michael Eastham
Sent: 26 November 2020 15:13
To: Craige Burden [REDACTED] 'Tilly Whishaw' [REDACTED]
Subject: BN/97/20/PL - Show Homes: Land at Angels Nursery, Yapton Road, Barnham

Dear Craige and Tilly,

I am waiting for a consultation response from Barnham & Eastergate Parish Council to planning application **BN/97/20/PL** and for the objection from ADC Drainage Engineers to be resolved.

Subject to the above, do you accept the amendment to the description of the planning application to:

“Temporary commercial use of 3 previously approved dwellings for use as a sales area and sales office and show homes including access, parking and associated landscaping”.

Do you accept the following draft conditions:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission; and the Local Planning Authority must be notified in writing on commencement of the development.

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

2. The commercial use of the buildings hereby permitted (use of 3 previously approved dwellings for use as a sales area and sales office and show homes only) shall be discontinued permanently on or before the expiration of the 5 year period from the commencement of development; and the buildings will be converted for use as dwelling houses, with their own domestic curtilages, driveways and garages. The houses on Plots 1, 5 and 6 would need to be constructed along with the private driveway which would run in front of Plots 1 to 4 inclusive, in accordance with the layout plan (Drawing No. P19-0723_10 Rev. Q - Site Layout) approved under BN/84/20/PL.

Reason: The Local Planning Authority would not normally grant permission for a commercial development in this location but under the circumstances prevailing it is considered reasonable to make an exception in this instance and to allow the development for a limited period, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

3. The customer car park, the illuminated bollards, the railings and footways identified on Drawing No. 7436-SA-001 Rev. G - Sales Arena Layout and the other approved plans shall be removed from the site and the commercial buildings shall be converted into dwelling houses within 5 years from the commencement of development.

Reason: To ensure the commercial development is for a limited period and that the buildings are converted for residential use, in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

4. The development hereby approved shall be carried out in accordance with the following approved plans:

- Drawing No. LOC-001 - Location Plan showing site and sales layout.
- Drawing No. 7436-SA-001 Rev. G - Sales Arena Layout.
- Drawing No. 201 Rev. A - Harrogate Sales Centre: Structural Layout Ground Floor.
- Drawing No. 202 - Harrogate Sales Centre: Structural Layout First Floor.
- Drawing No. 401 Rev. C02 - Harrogate Sales Centre: Elevations A1.
- Drawing No. 201 - Marlow: Structural Layout Ground Floor with Conservatory.
- Drawing No. 202 - Marlow: Structural Layout First Floor.
- Drawing No. 401 - Marlow: Elevations A1 with Conservatory.
- Drawing No. EF_OXFOQ_DM.3 Rev. A - Oxford Lifestyle: Elevations and Floor Plans.
- Drawing No. 205834-001-ELE - V Board Elevations.
- Drawing No. 205834-002-ELE - Flag Sign Elevations.
- Drainage Statement: Angels Nursery, Yapton Road, Barnham (Ref. 7033/2-3F Second Issue, 6th March 2018), prepared by Gyoury Self Consulting Engineers.

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 of the Arun Local Plan.

5. The temporary sales area and sales office and show homes shall not be used for commercial purposes until the road(s), footways, and the car parking area serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 of the Arun Local Plan.

6. The illuminated bollards must be switched off out of trading hours.

Reason: To enable the Local Planning Authority to control the development in the interests of amenity in accordance with Policy D DM1 of the Arun Local Plan.

7. Within 28 days of the date of this planning permission, details of trees and shrubs to be planted and the proposed maintenance measures should be submitted for approval in writing by the Local Planning Authority. All seeding or turfing shall be carried out in the first planting and seeding seasons following the opening of the commercial

premises as a temporary sales area and sales office and show homes; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: In the interests of amenity and of the environment of the development in accordance with Policy D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

I look forward to receiving your reply.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

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E: michael.eastham@arun.gov.uk



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