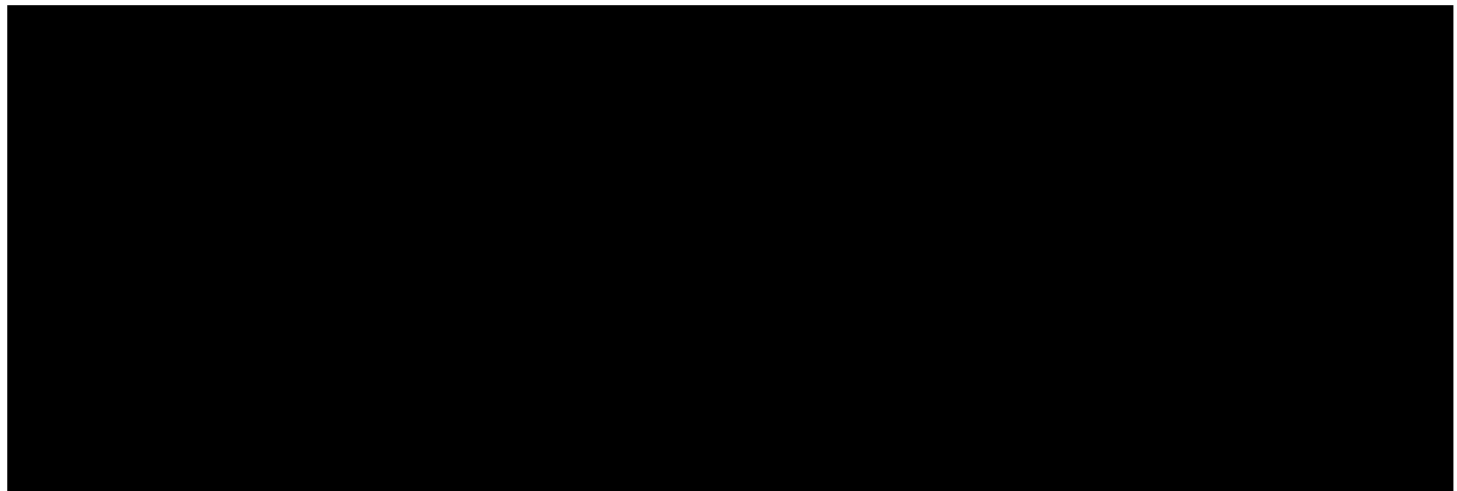
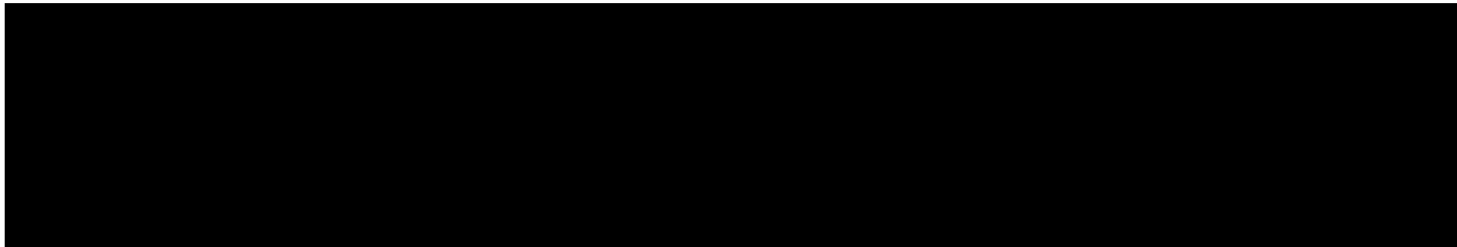




From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 01 December 2020 14:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: FW: BN/97/20/PL - Sales Area - Angels Nursery, Yapton Road, Barnham

Please upload onto Ocella the following email trail from the applicant confirming that the draft conditions are acceptable for planning application BN/97/20/PL relating to Angels Nursery, Yapton Road, Barnham.

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
www.arun.gov.uk



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From: Tilly Whishaw [REDACTED]
Sent: 01 December 2020 14:20
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Craig Burden [REDACTED]

Subject: RE: BN/97/20/PL - Sales Area - Angels Nursery, Yapton Road, Barnham

Michael,

I confirm that we agree to the conditions proposed for BN/97/20/PL.

Kind regards,

Tilly

Tilly Whishaw
Planner

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



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VALUING PEOPLE AND BUILDING RESPONSIBLY

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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 01 December 2020 13:33

To: Craig Burden [REDACTED] Tilly Whishaw [REDACTED]

Subject: BN/97/20/PL - Sales Area - Angels Nursery, Yapton Road, Barnham

Importance: High

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

Craig and Tilly,

Are you satisfied with the following conditions being imposed on **BN/97/20/PL**:

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. 7436-SA-002 - Sales Area Engineering Layout.
 - Drawing No. 19812-GS-Z1-XX-DR-C-2083 Rev. C - External Works Sales Area.
 - 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.

8. The 3 commercial buildings should be constructed in compliance with the approved surface water drainage details for the wider site.

Reason: To ensure that the proposed development is satisfactorily drained in accordance with policies W SP1, W DM1, W DM2 and W DM3 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

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



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