

Pole,

Can you pl do the appeal
summaries for Thomas
Cottage.

Anita is doing it for B'mark
Lane & I have said that
if she has any difficulties
with the new format to turn
to u for help!

Thanks

Juan

Eve Hearsey

From: Nikolas Antoniou
Sent: 16 February 2011 09:58
To: Eve Hearsey
Cc: Peter Cleveland; Daniel Vick
Subject: FW: Thomas Cottage Bumper Package!
Importance: High

Eve

Please find below the comments from Mike Bleakley for you or Peter to prepare the Report Update. Either you or I will need to fully brief Dan before he presents this item.

Regards

From: Mike Bleakley [REDACTED]
Sent: Tue 15/02/2011 08:33
To: Nikolas Antoniou
Cc: 'Bleakley, Mike'
Subject: RE: Thomas Cottage Bumper Package!

Nik,

Thank you for providing the SDNPA with the background to this case. I have now reviewed the position and have placed particular weight on the recent appeal decision, which in conclusion states:-

"I conclude that the proposal has an unacceptable adverse effect on the character and appearance of the locality. It runs contrary to the protection of the Conservation Area and National Park sought within S72(1) of the Act and relevant national policy cited by the appellant and Council. It conflicts with LP Policies AREA2 and GEN7. I therefore dismiss the appeal".

I see no justification whatsoever from departing from this very recent decision (October 2010) and the South Downs National Park Authority wishes to support the recommendation of refusal and the enforcement action that should be pursued. I note that the Conservation Area Advisory Committee is also of this view. I also note that some minor changes have been made to the structure in this latest application, but these do not address the fundamental objections.

I would be grateful if you would advise your Members of this view and of the need to ensure that the objectives of the National Park are met. I am also of the view that the recent appeal decision is a particularly relevant and strong consideration and that it should only be set aside if there are strong and compelling reasons for doing so. In my view, these simply do not exist.

I understand that you would like this advice for the site meeting today. If you would advise me of the date that the Committee next proposes to discuss this matter, then I would be pleased to provide a more detailed response for the Committee to consider.

Best wishes.

Mike

From: Nikolas Antoniou [mailto:Nikolas.Antoniou@arun.gov.uk]
Sent: 10 February 2011 3:04 PM

To: Mike Bleakley
Subject: FW: Thomas Cottage Bumper Package!

Dear Mike

Please see attached PDF's.

This application relates to a "tree house" in Wepham. It is in fact a summerhouse supported on highly engineered stilts. The previous application was refused and dismissed at appeal. The Inspector was damning about the structure concluding that it is alien in the countryside.

The applicant has submitted a second planning application and a sufficient number of supporting letters were submitted to get it to committee where members voted for a site visit.

It is the Officers view that the changes to the structure are minimal and do not address the Inspector's concerns. I would be grateful for a formal National Park consultation response on whether or not this is in your view is an acceptable form of development in the National Park.

The site visit is being held on Tuesday and I would therefore be grateful for a response by Monday.

You will observe that an enforcement notice is currently served against the structure inline with the Inspector's findings.

Kind Regards

Nikolas Antoniou MRTPI
Head of Development Control
Arun District Council
Tel: 01903 737799

From: James Smith
Sent: 10 February 2011 11:38
To: Nikolas Antoniou
Subject: Thomas Cottage Bumper Package!

Hi Nik

Copies of all the bits you required (I think!) for B/36/10 are attached. Let me know if you need anything else and I'll snap to it!

Cheers

James McLean Smith
Planner (East Team)

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

Tel: 01903 737761

E-mail: james.smith@arun.gov.uk

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

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DX 57406 Littlehampton

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16/02/2011

E Hearsey



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BN17 5LF

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Fax: 01903 730442
DX: 57406 Littlehampton
Minicom: 01903 732765

e-mail: committees@arun.gov.uk

10th February 2011

Please ask for:
Carrie O'Connor
Committee Services



Members of the Development Control Site Inspection Panel

Councillors Haymes (Chairman), Mrs Stainton (Vice-Chairman), Biss, Bower, Butler, Mrs Goad, Mrs Hall, Mrs Harrison and Mrs Hazlehurst (and remaining Members of Development Control Committee, for information)

Dear Member,

Visit by Post Site Inspection Panel – TUESDAY 15TH FEBRUARY 2011

Following the meeting of the Development Control Committee held on 9th February 2011, arrangements have been made for site visits to take place on **Tuesday 15th February 2011**, details of which are set out below :-

BE/143/10 To attach to the gable wall a single storey extension with a pitched roof incorporating windows and doors, plus rear dormer, 17 Frandor Road, Bognor Regis. **Please meet on site at 9.30 a.m.**

B/36/10 Revisions to tree house refused under reference B/14/10, Thomas Cottage, 104 The Splash, Wepham. **Please meet on site at 10.15 a.m.**

Diagrams showing the locations of the sites are attached.

The Ward representatives are also invited to attend the inspections, together with one elected Member from the relevant Town/Parish Council.

Yours sincerely,


Carrie O'Connor
Committee Manager

Cc : Nik Antoniou, Eve Hearsey, Jonathan Parsons, Juan Baeza, Daniel Vick

Application BE/143/10 - PLEASE MEET ON SITE AT 9.30 A.M.

Ward Representatives : Councillors McDougall, Mrs Olliver and Mrs Smee
Clerk to Bersted Parish Council

Application B/36/10 – PLEASE MEET ON SITE AT 10.15 A.M.

Ward Representatives: Councillors Ayling and Dendle
Ian Sumnall Chief Executive, Strategy and Environmental Services Director
Chairman of Burpham Parish Meeting
Nigel Croad Corporate Resources Director

www.arun.gov.uk



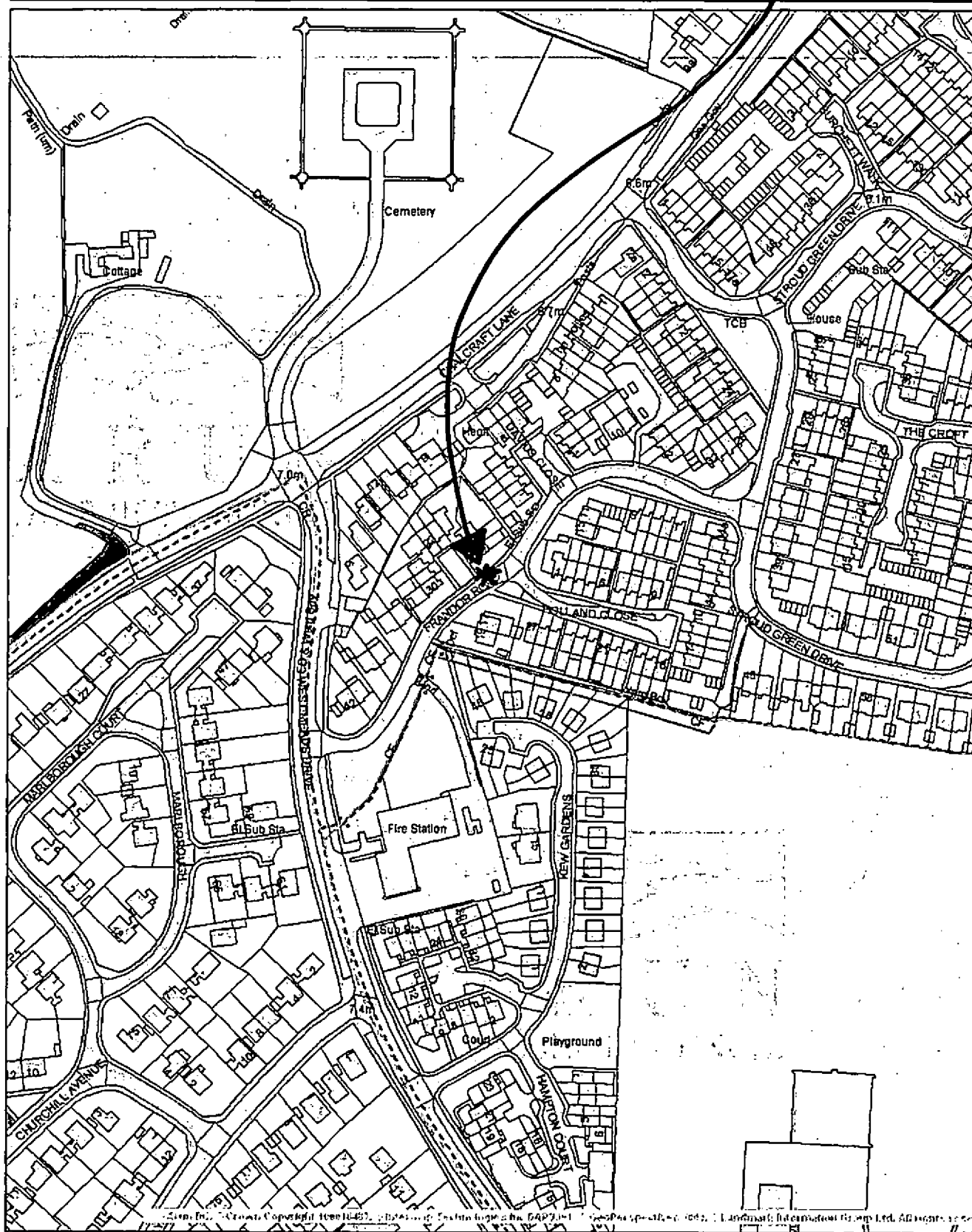
- Environmental Health
- Littlehampton and Bognor Regis Customer Services Help Points

↓



BE/143/10 - 17 FRANDOR ROAD, BERSTED PO21 5TP * MEET HERE

9.30 am.



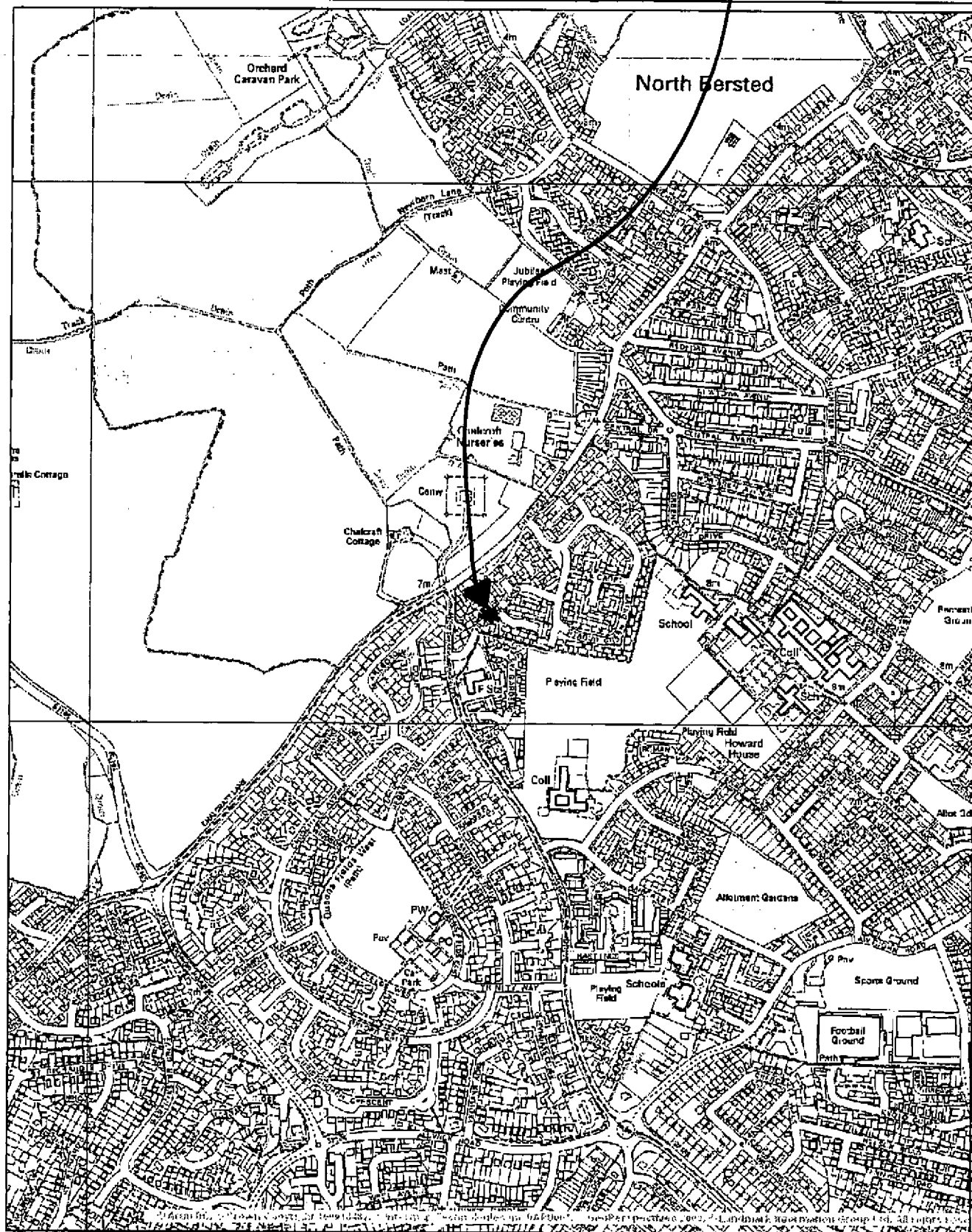
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Scale 1/2500

Date 10/2/2011

Centre = 491754 E 100181 N

BE/143/10 - 17 FRANDOR ROAD, BERSTED PO21 5TP * MEET HERE

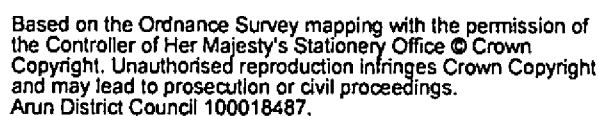


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Scale 1/10000

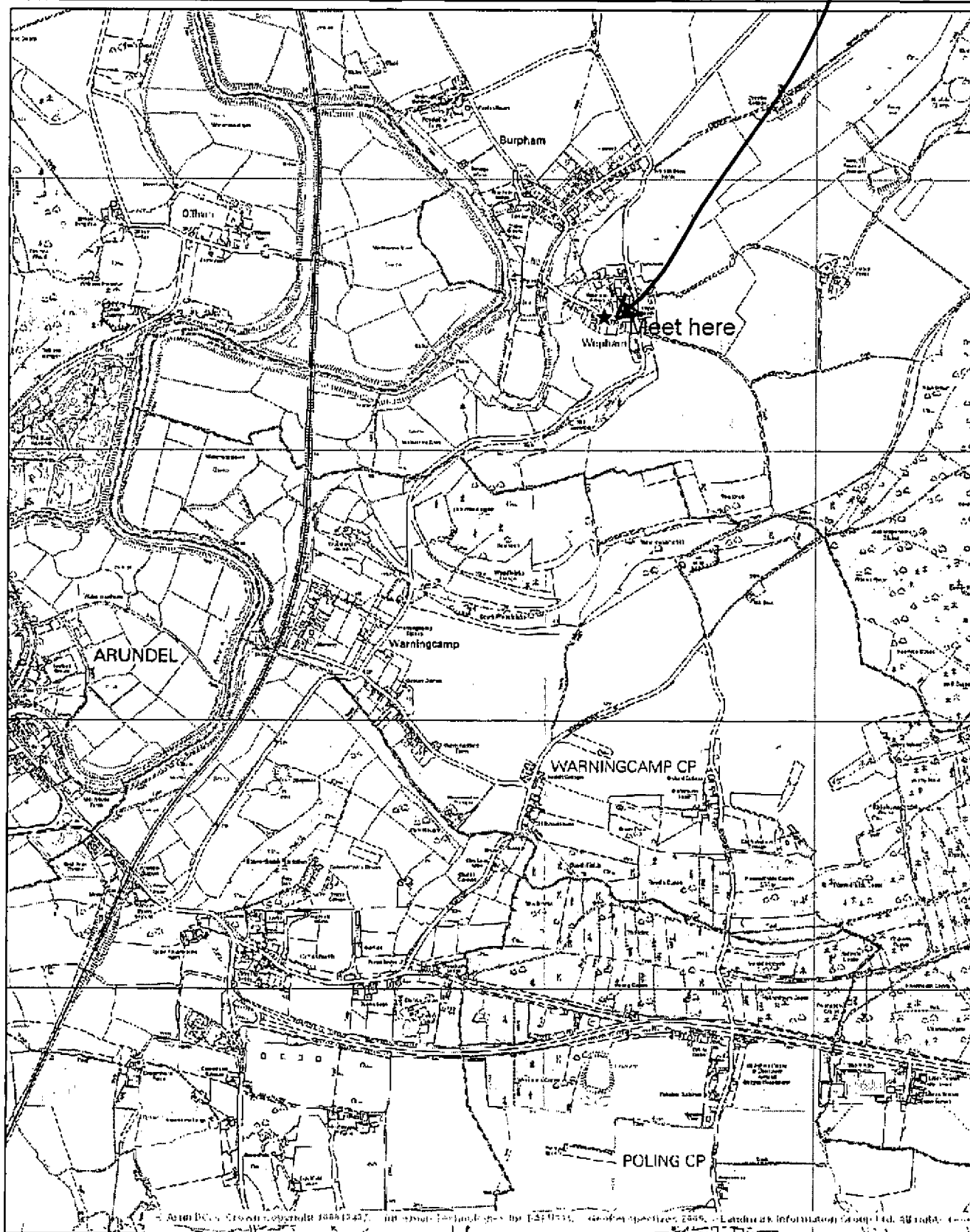
Date 10/2/2011

Centre = 491754 E 100181 N



Scale 1/2500
Date 9/2/2011

B/36/10/ Thomas Cottage, Wepham, BN18 9RG **MEET HERE**



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Scale 1/20000
Date 9/2/2011
Centre = 503803 E 107343 N

Eve Hearsey

From: Barker, Chris ([REDACTED])
Sent: 14 February 2011 15:20
To: Eve Hearsey
Cc: Mr D Bellman & Ms B Hamilton; Nikolas Antoniou
Subject: Appeal - Treehouse (DMH Stallard Ref:214791/1)
Importance: High
Attachments: 8224766.doc

Dear Ms Hearsey

Re: Members Site Visit 15.2.2011.

As discussed please find attached a plan showing the positions of public viewpoints towards the site.

As noted in our submissions the footpath the rear of the application site is classified as 'closed' on the WSCC register and therefore the nearest public footpath is accessible via the stile from the Wepham Road as indicated on the attached image.

Any queries please call.

Kind regards

Chris

Chris Barker MRTPI

Associate Planner

[REDACTED] DMH Stallard LLP

Tel: 01273 777132

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Members Site Visit; 15 February 2011.

Thomas Cottage, Wepham. Site marked A on plan.



↑ Stile to footpath.

Distant views of treehouse from south/south-west.

- Main road from south into Wepham itself.
- Public footpath starting as marked out above. This is the only open footpath that crosses the field.
- The owners of the Thatched Barn would also accommodate Members to view from their property.



REPORT UPDATE

Application No: B/36/10/

Reason for the Update / Changes

AGENDA PAGE NO.90

Reason for Update/Changes:

Correction to report under 'DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND' heading, substituting the word 'conflict' in lieu of 'comply' within both Planning and Listed Buildings and Conservation Area sections.

Consultation Response:

Conservation Area Advisory Committee:

- Not in keeping and too large
- Support the comments of the Planning Inspector

Officers Comments:

Consultation response noted

An amended report reflecting the above correction has been attached to this update.

Notes: Changes to recommendations, conditions and / or reasons for refusal will always be reflected in the recommendation section of the attached Officer's Report/Recommendation.

B/36/10/

PLANNING APPLICATION REPORT

REF NO: B/36/10/

LOCATION: Thomas Cottage
104 The Splash
Wepham

PROPOSAL: Revisions to tree house refused under reference B/14/10

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

The overall height of the structure would be approximately 5.2m, the enclosed area would measure 2.4m in width x 2.9m in height. The tree house would be accessed by timber stairs to the east of the structure.

SITE AREA

Approximately 1609 square metres.

RESIDENTIAL DEVELOPMENT DEN N/A

TOPOGRAPHY	Site stepped up from highway. Sloping down from east to west.
TREES	The tree which the structure is constructed around. Many other trees within the site and on adjoining boundaries.
BOUNDARY TREATMENT	Rear boundary, metal wire fencing. West boundary, various mature trees, timber fencing varying from 1-2m high. West boundary, hazel wattle hurdle fence approximately 2m high. Front boundary, flint wall approximately 1.4m high. Timber fencing some 1m high enclosing pond area within rear garden.
SITE CHARACTERISTICS	Detached 2 storey, Grade II Listed Building, exposed timbers and render elevations, thatched hipped roof. Single storey section to north elevation forming section of the front boundary of the site. Detached single storey building to east of dwelling, slate roof and timber clad elevations. Detached double car barn to rear of dwelling, greenhouse and 2 existing sheds in rear garden.
CHARACTER OF LOCALITY	Sited within a rural area, residential properties surrounding the site. South Downs National Park and Wepham Conservation Area. Terraced dwelling to the west of the site, detached dwelling to the east. Open fields to the rear of the site.

RELEVANT SITE HISTORY

B/16/01/	Partial demolition, extension and alterations to Refused listed residential property.	24-12-2001
B/5/02/	Conversion of existing building within curtilage of listed building to provide ancillary accommodation and relocation of existing greenhouses.	Approve Cond 17-04-2002
B/28/02/	Proposed barn style car port	Approve Cond 19-11-2002
B/9/08/	Treehouse to the rear of the property garden.	Withdrawn 04-09-2008
B/1/09/	Application for variation of Condition 2 imposed under planning reference B/5/02/ to allow use of annex for holiday lets.	Approve Cond 23-03-2009
B/15/10/	Replacement fence on eastern border, erection of greenhouse, erection of garden shed	Approve Cond 12-07-2010

B/14/10/

Erection of tree house in rear garden of
property on a stilted platform

Refused

14-07-2010

Appeal: Dismissed
15 10 2010

CON/103/10/ Alleged unauthorised tree house

REPRESENTATIONS

Representations received:

Burpham Parish Meeting

Support:

The proposal is to alter the tree-house to that previously approved by reducing its overall height as well as the size of the platform to sit within the canopy of the tree with additional tree planting to screen the structure. Already the woodwork has faded so that it is barely visible from the road up to Wepham. Only one neighbour has objected, with the others generally supportive.

9 Letters of support:

- Nothing unsightly about the appearance of the tree house
- It is invisible from Burpham Lane
- Used for viewing vast and diverse range of birds and animals in the fields and hedgerows adjacent to the house
- Does not obstruct nor overlook neighbouring properties
- Decking to neighbouring properties is more prominent than the proposal
- Attractive, sympathetic structure which is only viewed from close proximity
- No adverse impact upon the local area
- Reduction in scale are acceptable
- Its removal would be a major loss to the area
- Previous application, recommendation for approval made and subsequently refused.

1 Letter of objection:

- Objection based on Design and Access Statement and Planning Statement
- Reductions and amendments to design and scale are minimal
- The structure would still appear unacceptably prominent
- The proposed 3.5m Copper Beech screening would not screen the structure of some 5.2m in height
- Agree with the previous planning Inspectors decision that the structure fails to enhance or preserve the Conservation Area, and is an unacceptable intrusion into the countryside and National Park.

Comments on Representations received:

COMMENT ON PARISH RESPONSE:

Comments are noted.

COMMENT ON OTHER REPRESENTATIONS:

The proposed amendments to the design and scale of the tree-house are minimal. The structure is domestic in its appearance, prominent in its siting close to the rear boundary of the site adjoining open countryside and clearly visible within the locality. The proposal forms a structure on stilts which is not in keeping with its rural location and considered as an unacceptable intrusion into the National Park. The officers recommendations is often requested by applicants and agents and whilst it maybe positive a recommendation is just tha

and therefore can be changed by the deciding officer.

CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE:

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the built-up area boundary

Conservation Area

South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN3

GEN7

AREA2

Protection of the Countryside

The Form of New Development

Conservation Areas

PLANNING POLICY GUIDANCE

PPS1

Delivering Sustainable Development

PPS7

Sustainable development in rural areas

PPS5

Planning for the Historic Environment

POLICY COMMENTARY

The above policies combine to describe the criteria against which the application will be assessed particularly with regard to visual and residential amenity and the character and appearance of the Conservation Area and Listed Building.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to conflict with relevant Development Plan policies in that it would have a materially adverse effect on the visual amenities of the locality as well as that of the established character of the surrounding area and National Park.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to conflict with these criteria in that it is considered to materially affect

the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The proposed application seeks permission for a tree-house on a raised platform within the rear garden of the site. The proposal is for amendments to a previously refused structure which was dismissed at appeal, B/14/10 refers. The tree-house is located in the south-east corner of the rear garden. The site is located within the Burpham and Wepham Conservation Area and the dwelling is a Grade II Listed Building. The Conservation Area in which it is located is rural in its appearance and whilst raised decking areas are noted in the locality, with particular reference to a neighbouring property Perrvale, this is a different form of development and therefore is not comparable.

The Local Authority's previous view on the structure was that the tree house was excessively large and overly domesticated in appearance. The tree-house continues to appear as a domestic summerhouse supported upon highly engineered stilts.

With regards to the previous appeal, the appeal Inspector concluded that the elevated structure would be prominent in the rural scene and whilst various elements such as sheds and decking, which do not contribute to the appearance of the area, are noted this no reason to allow this intrusive form of development. The Inspector further stated that "it was not a whimsical, informal, rough timber, low key structure which one might imagine a tree house as being. It is a precisely constructed, regular shaped, smooth-timbered, pitched roof structure more akin to a suburban summer house. Furthermore, it does not rest comfortably within the boughs of a tree; but rather it is elevated on precisely positioned stilts and partly surrounded by elevated decking." It is a masterpiece of construction, which is alien to its rural landscape setting.

DESIGN

The alterations proposed are a minor attempt to reduce the scale of the structure but do not ultimately change its form and appearance. Changes in design are minimal and changes in scale are equally minor. Consequently the revised tree house remains a highly engineered building on stilts and not a tree house in the traditional sense which sits within the boughs of a tree. Therefore in accordance with the Inspectors appeal decision the revised tree house remains an engineered and alien structure, unacceptable in design terms and detrimental to the character and appearance of the locality.

VISUAL AMENITIES

The siting of the tree house remains close to the boundary which is highly exposed due to the boundary being formed by low level post and wire fencing. As set out above the alterations to the tree house are minimal and the tree house would remain highly visible when viewed from the surrounding countryside particularly in winter months when there is a complete lack of foliage. The proposal would appear as a harmful intrusion in the countryside and represents an undesirable form of development within the National Park which should be resisted. The Council is further concerned that the tree house fails to preserve or enhance the rural appearance of the Burpham

and Wepham Conservation Area.

SETTING OF THE LISTED BUILDING

The tree house is sited to the rear of the site some 40m from the Listed Building. There is existing outbuildings surrounding the dwelling which are within close proximity of the Listed Building and due to the greater separation distance the tree house is not considered to impact upon the historic setting of the Grade II Listed Building.

ENFORCEMENT NOTICE

Members should be aware that upon dismissal of the planning appeal the Council allowed a period of two month for the removal of the tree-house. The Applicant failed to remove the structure and in line with the Inspectors conclusions there is a current enforcement notice requiring its removal.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

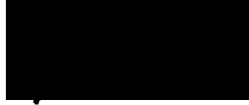
- 1 The proposed tree house by reason of its size and unacceptable domestic design more akin to a summerhouse together with its significant elevated height formed by engineered columns and positioning on the boundary of the site would result in a highly visible form of development unacceptable in design terms failing to preserve or enhance the character of the Conservation Area in addition it would be detrimental to the visual amenities of and represent an undesirable intrusion into the countryside and National Park. The proposal is thereby contrary to Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas', Planning Policy Statement 1 'Delivering Sustainable Development' and policies GEN3, GEN7 and AREA2 of the Arun District Local Plan.

Recommendation Report

Application No. B/36/10

Committee ☒ - Date 9-2-11

Delegated ☐

	Date	Signature
Prepared by Case Officer	11-1-11	
Agreed by Team Leader		
Agreed by H.O.P.S. / P.C.M. (if required)	21/1/11	
O.S. Extract requested		

Comments:

*Peter please discuss with me
- I need to add further letter
once you have look through
Peter*



7

B/36/10/

PLANNING APPLICATION REPORT

REF NO: B/36/10/

LOCATION: Thomas Cottage
104 The Splash
Wepham

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RESIDENTIAL DEVELOPMENT DEN	N/A
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TREES	The tree which the structure is constructed around. Many other trees within the site and on adjoining boundaries.
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RELEVANT SITE HISTORY

B/36/10/

B/16/01/	Partial demolition, extension and alterations to listed residential property.	Refused 24-12-2001
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B/28/02/	Proposed barn style car port	Approve Cond 19-11-2002
B/9/08/	Treehouse to the rear of the property garden.	Withdrawn 04-09-2008
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CON/103/10/ Alleged unauthorised tree house

REPRESENTATIONS

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B/36/10/

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Comments on Representations received:

COMMENT ON PARISH RESPONSE:

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CONSULTATIONS

Conservation Area Advisory Com

Consultations responses received:

CONSERVATION AREA ADVISORY COMMITTEE:

Comments on Consultation responses:

Comments noted

POLICY CONTEXT

Designation applicable to site:

Outside the built-up area boundary

Conservation Area

South Downs National Park

DEVELOPMENT PLAN POLICIES

Arun District Local Plan:

GEN3
GEN7
AREA2

Protection of the Countryside
The Form of New Development
Conservation Areas

PLANNING POLICY GUIDANCE

PPS1
PPS7
PPS5

Delivering Sustainable Development
Sustainable development in rural areas
Planning for the Historic Environment

POLICY COMMENTARY

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DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

Section 16(1) of the Planning (Listed Buildings & Conservation Areas) Act 1990 states:

"In considering whether to grant Listed Building Consent for any works, the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses."

Where the building is located in a Conservation Area, Section 71(1) of the Act states:

In the exercise, with respect to any buildings or other land in a Conservation Area of any powers (under the Planning Acts), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

The proposal is considered to comply with these criteria in that it is not considered to materially affect the character or the setting of the Grade II Listed Building or the character of the Conservation Area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

BACKGROUND

The proposed application seeks permission for a tree-house on a raised platform within the rear garden of the site. The proposal is for amendments to a previously refused structure which was dismissed at appeal, B/14/10 refers. The tree-house is located in the south-east corner of the rear garden. The site is located within the Burpham and Wepham Conservation Area and the dwelling is a Grade II Listed Building. The Conservation Area in which it is located is rural in its appearance and whilst raised decking areas are noted in the locality, with particular reference to a neighbouring property Perrvale, this is a different form of development and therefore is not comparable.

The Local Authority's previous view on the structure was that the tree house was excessively large and overly domesticated in appearance. The tree-house continues to appear as a domestic summerhouse supported upon highly engineered stilts.

With regards to the previous appeal, the appeal Inspector concluded that the elevated structure would be prominent in the rural scene and whilst various elements such as sheds and decking, which do not contribute to the appearance of the area, are noted this no reason to allow this intrusive form of development. The Inspector further stated that "it was not a whimsical, informal, rough timber, low key structure which one might imagine a tree house as being. It is a precisely constructed, regular shaped, smooth-timbered, pitched roof structure more akin to a suburban

summer house. Furthermore, it does not rest comfortably within the boughs of a tree; but rather it is elevated on precisely positioned stilts and partly surrounded by elevated decking." It is a masterpiece of construction, which is alien to its rural landscape setting.

DESIGN

The alterations proposed are a minor attempt to reduce the scale of the structure but do not ultimately change its form and appearance. Changes in design are minimal and changes in scale are equally minor. Consequently the revised tree house remains a highly engineered building on stilts and not a tree house in the traditional sense which sits within the boughs of a tree. Therefore in accordance with the Inspectors appeal decision the revised tree house remains an engineered and alien structure, unacceptable in design terms and detrimental to the character and appearance of the locality.

VISUAL AMENITIES

The siting of the tree house remains close to the boundary which is highly exposed due to the boundary being formed by low level post and wire fencing. As set out above the alterations to the tree house are minimal and the tree house would remain highly visible when viewed from the surrounding countryside particularly in winter months when there is a complete lack of foliage. The proposal would appear as a harmful intrusion in the countryside and represents an undesirable form of development within the National Park which should be resisted. The Council is further concerned that the tree house fails to preserve or enhance the rural appearance of the Burpham and Wepham Conservation Area.

SETTING OF THE LISTED BUILDING

The tree house is sited to the rear of the site some 40m from the Listed Building. There ^{over}is existing outbuildings surrounding the dwelling which are within close proximity of the Listed Building and due to the greater separation distance the tree house is not considered to ~~impact~~ ^{have} upon the historic setting of the Grade II Listed Building.

ENFORCEMENT NOTICE

Members should be aware that upon dismissal of the planning appeal the Council allowed a period of two month for the removal of the ~~summer~~ ^{tree} house. The Applicant failed to remove the structure and in line with the Inspectors conclusions there is a current enforcement notice requiring its removal.

It is therefore recommended that the application be refused for the following reason.

RECOMMENDATION

REFUSE

- 1 The proposed tree house by reason of its size and unacceptable domestic design more akin to a summerhouse together with its significant elevated height formed by engineered columns and positioning on the boundary of the site would result in a highly visible form of development unacceptable in design terms failing to preserve or enhance the character of the Conservation Area in addition it would be detrimental to the visual amenities of and represent an undesirable intrusion into the countryside and National Park. The proposal is thereby contrary to Planning Policy Statement 7 (PPS7) 'Sustainable Development in Rural Areas', Planning Policy Statement 1 'Delivering Sustainable Development' and policies GEN3, GEN7 and AREA2 of the Arun District

B/36/10/

Local Plan.

PC

BURPHAM PARISH MEETING

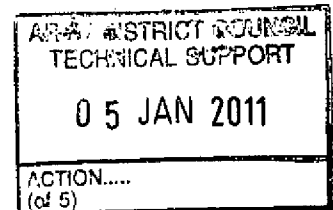
3rd January 2011

*Splash Farm Barn,
Burpham,
West Sussex,
BN18 9RJ.*

ACK



Planning Department,
Arun District Council



Dear Mr Roberts,

Ref: B/36/10 Thomas Cottage, 104 The Splash, Wepham

Because the previous application for the tree house was refused the Bellman's have thought deeply about this application. They propose altering it by reducing its height and the size of the platform on which it stands so that it will sit within the canopy of the tree. And also to plant three additional trees to assist in the screening of the tree house.

Already the woodwork of the structure has faded so that it is barely visible from the road up to Wepham.

Only one neighbour has objected to the original application. The others are generally supportive of the application.

I enclose the planning documents.

Yours faithfully,



Philip White
(Chairman, Burpham Parish Meeting)





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 Chris Barker
DMH Stallard
Gainsborough House
Peglar Way
Crawley
RH11 7FZ

Your Ref:

Our Ref: B/36/10/

Please ask for: Mr P Cleveland
01903 737500 Ext 37370

15th December 2010

Dear Mr Barker

The Town and Country Planning Act 1990 (as amended)

Revisions to tree house refused under reference B/14/10
Thomas Cottage 104 The Splash Wepham BN18 9RG

Thank you for your recent application, which was accepted as valid on 14th December 2010. It is being dealt with by Mr P Cleveland who will be able to help you by telephone should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is now legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 13th January 2011 which is the end of the advertising period.

If you have not received a decision by 8th February 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

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.

I trust this of assistance to you.

Yours sincerely





Karl Roberts
Assistant Director Planning Services &
Housing Strategy



CONSULTATIONS LIST G:\TSU 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/CHI/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: Tree House, Wepham (1306232)

Application type: Full

Exemptions

This proposal is the first revision of an application for development of the same character or description on the same site by the same applicant within 12 months of making the earlier application if withdrawn or the date of decision if granted or refused (including signs only if withdrawn or refused) and NOT a duplicate application made by the same applicant within 28 days.

Fee Calculation

Reductions

No reductions have been applied

Payment

Payment method:

Total

Amount due	0.00
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Proposal Attachments Details :

Proposal Name	Tree House, Wepham
Proposal Number	PP-01306232
Version Number	1
Amended Attachments Only?	No
Submission Date	2010-12-14

Attachment :

Attachment Name	Design and Access Statement
Status	New
File Name	Design and Access Statement.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	106990
Document Reference	
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	The Location Plan
Status	New
File Name	Location Plan.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	589220
Document Reference	Location Plan
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New

File Name	Planning Statement - Appendix A.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	70733
Document Reference	Planning Statement - Appendix A
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning Statement - Appendix B.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1520652
Document Reference	Planning Statement - Appendix B
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning Statement - Appendix C.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1385466
Document Reference	Planning Statement - Appendix C
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning Statement - Appendix D.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	431201
Document Reference	Planning Statement - Appendix D
Document Comments	-
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Planning Statement
Status	New
File Name	Planning Statement.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1063561
Document Reference	Planning Statement
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Site and Other Plans
Status	New
File Name	Site Plan.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	543724
Document Reference	Site Plan
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes

Date Details Amended

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	east elev existing and proposed.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	2031379
Document Reference	East elev existing and proposed.
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	north elev plan as existing.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1801845
Document Reference	North elev plan as existing
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	north elev plan as proposed.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	1765345
Document Reference	North elev plan as proposed
Document Comments	
Date File Uploaded	2010-12-14

Being Provided By	Electronic
Scale Bar Included?	No
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	south elev existing and proposed.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	2611323
Document Reference	South elev existing and proposed
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

Attachment :

Attachment Name	Block Plan of the Site
Status	New
File Name	west elev existing and proposed.pdf
File Type	application/pdf
PaperSize	A4
File Size (bytes)	2036335
Document Reference	West elev existing and proposed
Document Comments	
Date File Uploaded	2010-12-14
Being Provided By	Electronic
Scale Bar Included?	Yes
Been Printed?	Yes
Date Details Amended	

