

[REDACTED]

From: Katie Kurek [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 27 April 2017 16:33
To: Planning.Responses
Cc: Joan Phillips
Subject: RE: Planning Consultation on: CM/7/17/PL

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 27/04/2017

FROM: Katie Kurek
TO: Arun District Council
FAO: A Gardner

SUBJECT: CM/7/17/PL - The Old Piggery, The Street, Climping, West Sussex, BN17 5RG

Change of use of permitted office building (B1 Business) to 4 No. visitor residential accommodation units (C1 Hotels). This application affects the setting of a Listed Building.

RECOMMENDATION:

Advice More Information

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

The proposals are for conversion of office buildings to 4 x visitor accommodation units. No change to existing access via private track on to The Street (unclassified highway subject to 30 mph speed restriction in this location) is proposed.

The existing vehicle crossover appears to be in a poor state of repair and we would advise that the applicant contact the WSCC Highways Local Area Engineer to discuss a licence for these access works on to the public highway to be improved. We note that the vehicle access is to be constructed of gravel. This may result in material being dispersed onto the public highway affecting the surface of the road. The applicant should provide details of a gravel trap or area

of block paving, or other bound material, at the point of access onto The Street (on land within the applicant's control; not within the publicly maintained highway).

Under WSCC Car Parking Standards the Local Highway Authority (LHA) acknowledge that 385 sqm of B1A office space use could have attracted a maximum demand for up to 13 car parking spaces. In comparison the C1 holiday let use with eight bedrooms total could attract up to eight car parking spaces which are proposed within the confines of the site.

The LHA acknowledges that vehicular visibility in the leading direction (north-west) upon exiting the existing access is substandard. No evidence has been provided from the applicant with regard to trip generation of existing and proposed uses. They should provide this information in order to demonstrate that the proposed use will be less trip intensive than the existing considering that visibility is substandard at this existing access point.

Visibility could be improved with the clearing of vegetation and lowering/ set back of the wall. The applicant should confirm whether that land in the blue edge that would be required for this is within their ownership/ control and could demonstrate the maximum achievable visibility available to the nearside road edge.

Please ask the applicant to consider providing evidence and demonstrate that the proposed use will be less trip intensive and/ or demonstrate that improved visibility in the leading direction is achievable.

Katie Kurek
Strategic Planning

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 11 April 2017 17:04
To: SU Local Development
Subject: Planning Consultation on: CM/7/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION CM/7/17/PL
NO:

Registered: 13th March
2017

Site Address: The Old Piggery The Street Climbing BN17 5RG

Grid Reference: 499950 101760

Description of Works: Change of use of permitted office building (B1 Business) to 4 No. visitor residential accommodation units (C1 Hotels). This application affects the setting of a Listed Building.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this

email
by 11-MAY-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016
DX 57406 Littlehampton

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