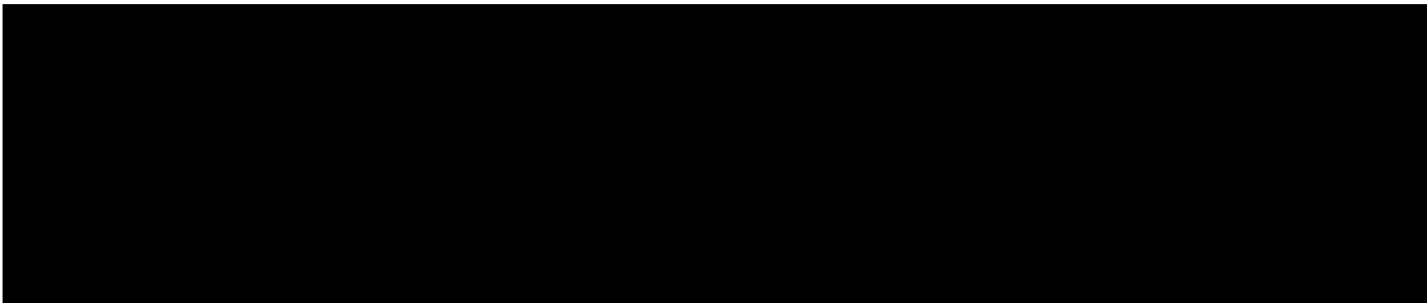




From: [REDACTED]
Sent: 22 May 2017 09:52
To: Planning.Responses; Anita Gardner
Cc: Jacky Pendleton
Subject: Strategic Planning Response Re-consultation CM/7/17

Please could this Strategic Planning Response be distributed to the relevant officer.

I have copied Councillor Pendleton into this correspondence to ensure that she is aware of issues being raised or events that are happening in her constituency.

Kind Regards

Katie Kurek

Technician
Monitoring & Records Team -- Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Location: Ground Floor Northleigh, County Hall, Chichester, PO19 1RH
[REDACTED]

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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. Further information.

RECOMMENDATION:

Advice

Objection

✓

Modification

No Objection

More Information

Refusal

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.

West Sussex County Council, as the Local Highway Authority (LHA), has been re-consulted on proposals for conversion of office buildings to 4 x visitor accommodation units. No change to existing access via private track on to The Street is proposed. From an inspection of the new traffic regulation order (TRO) information the unclassified highway subject to 30 mph speed restriction is planned to be reduced to 20 mph in this location.

In our previous response we requested further information on vehicular visibility achievable from the existing access point and anticipated trip generation.

It has become clear that the applicant maintains and owns a small section of land to the north east of the access and that vegetation and lowering of the wall, as necessary to support a maximum achievable visibility splay, is possible. Maximum achievable visibility splays, from 2.4 metre back into the centre of the existing access, should be drawn to the nearside road edge in both directions. This can be carried out and secured under condition. The Local Planning Authority (LPA) should be aware that this will involve works to the wall and vegetation and may wish to consider this from a street-scene perspective.

In light of this and the supporting information to demonstrate that vehicle movements are likely to be less trip intensive than the previous permitted B1A use the LHA do not wish to raise a highway safety concern or transport grounds to resist the proposals.

If the LPA are minded to approve the application the following conditions should be secured:

Details Required:

Access/ Gravel Trap

No development shall be first occupied until plans and details of the proposed gravel trap/ hardbound material to prevent gravel overspill onto the highway is submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of road safety.

Visibility

No part of the development shall be first occupied until maximum visibility splays shall be provided at the site access onto The Street in accordance with a plan to be submitted to and approved by

the planning authority. These splays shall thereafter be kept clear of all obstructions to visibility above a height of 0.6 metre above the adjoining road level.

Reason: In the interests of road safety.

INFORMATIVE

The applicant is advised to contact WSCC Highways (01243 642105) to discuss any requirement for the gravel trap/ hardbound material which may involve works on the public highway.

Details Approved:

Vehicle parking and turning

No part of the development shall be first occupied until the vehicle parking and turning spaces have been constructed in accordance with the approved plan. These spaces shall thereafter be retained for their designated use.

Reason: To provide adequate on-site car parking and turning space for the development.

Katie Kurek

Strategic Planning