

From: Amanda Scholes on behalf of Planning.Responses
Sent: 10 June 2020 08:25
To: Planning Scanning
Subject: FW: Ryebank Lodge CM/7/20/PD - AGREEMENT TO PRE COM CONDITIONS

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>
Sent: 10 June 2020 08:01
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Cc: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: Ryebank Lodge CM/7/20/PD - AGREEMENT TO PRE COM CONDITIONS

Please upload

Thanks

Juan Baeza | Team Leader, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

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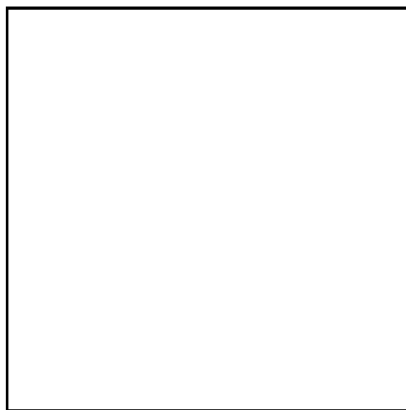
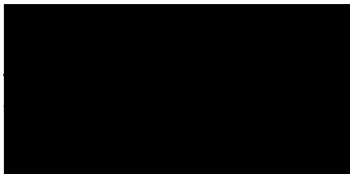
From: [REDACTED]
Sent: 09 June 2020 15:35
To: Amy Myer <Amy.Myer@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Brown John [REDACTED]; Marion Wright <marion.wright@arun.gov.uk> jamesdbaird5 .
Subject: Re: Ryebank Lodge CM/7/20/PD - AGREEMENT TO PRE COM CONDITIONS

Dear Amy/ Juan,

Please take this as confirmation that we agree to the conditions being applied.

Kind Regards,

Joe Pretorius
Architectural Designer



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On 4 Jun 2020, at 14:52, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

Dear Joe/John

I have written up my report recommending approval of the PD application, subject to conditions. It is now with my Manager for sign off.

Our Env Health team have requested 3 pre-commencement planning conditions as follows. This is due to proximity of paint balling centre and farm track/activity, and former use of building and petrol tank underground.

Please email Manager Juan (copied here) next week, as I am away, by Monday 8th June to confirm agreement to these pre com conditions, so the decision can be issued on its due date Tuesday 9/6.

Thanks
Amy

NOISE CONDITION

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for the -building
and shall be submitted to and approved in writing by the Local Planning Authority. The scheme should take
into account the correct number of air changes required for noise affected rooms. The works specified in the
approved scheme shall then be carried out in accordance with the approved details prior to occupation of
the premises and be retained thereafter. Prior to the commencement of the development hereby approved, a scheme shall be submitted to demonstrate that the internal noise levels within the residential unit will conform to the "Indoor ambient noise levels for dwellings" guideline values specified within Table 4 under section 7.7.2 of BS 8233:2014.

Reason: To protect the amenity of local residents in accordance with policies D DM1, QE SP1 and QE DM1 of the Arun Local Plan.

CONTAMINATION CONDITION 1

Prior to commencement of the development hereby approved (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved in writing by the Local Planning Authority:

1. A Preliminary Risk Assessment which has identified: all previous (historical) uses; potential contaminants associated with those uses; a conceptual model of the site indicating sources, pathways and receptors; and potentially unacceptable risks arising from contamination at the site.
2. A Site Investigation Scheme, based on (1) above to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.
3. Based on the Site Investigation Scheme and the detailed risk assessment (2), an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
4. A Verification Report providing details of the data that will be collected in order to demonstrate that the works set out in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Note: Any changes to these components, (1) to (4) require the express written consent of the Local Planning Authority.

The scheme shall be implemented as approved above and, prior to commencement of any construction work (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a Verification Report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of that remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. The report shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification report, and for the reporting of this in writing to the Local Planning Authority.

Reason: To protect the amenity of local residents and future occupants of the dwelling in accordance with Policy QE DM4 of the Arun Local Plan.

CONTAMINATION CONDITION 2

The owner(s) of any commercial property (warehouses, offices, etc.) built before 2000 are legally obliged to hold a copy of an asbestos register for each property in their portfolio. As the proposed development is being renovated to residential, the Council need to be satisfied that if any asbestos previously identified is still present, it is either removed or suitably managed to minimise risk to human health as there is no safe threshold for asbestos exposure. A copy of the asbestos register, and any remedial strategy (where appropriate), must be provided in writing to the Local Planning Authority prior to any works commencing.

Reason: To protect the amenity of local residents and future occupants of the dwelling in accordance with Policy QE DM4 of the Adopted Arun Local Plan.

From: Joe Pretorius [REDACTED]
Sent: 03 June 2020 14:53
To: Amy Myer <Amy.Myer@arun.gov.uk>
Cc: Brown John <[REDACTED]>; JBA Office [REDACTED]
Subject: Re: URGENT! - Issue with plans for Ryebank Lodge CM/7/20/PD application

Dear Amy,

Following our conversation just now, please find attached revised plans as requested.

Changes as follows:

- Scale Bars Added.
- Proposed Flor Plan Scale Adjusted to 1:50

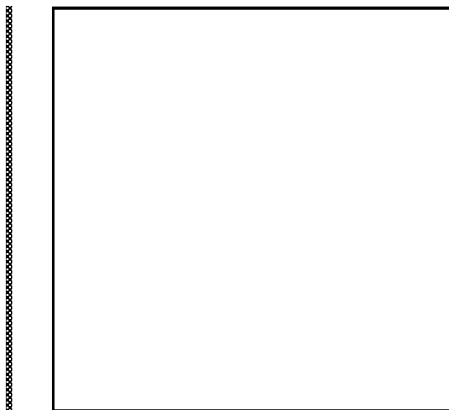
Kind Regards,

Joe Pretorius
Architectural Designer



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On 3 Jun 2020, at 14:19, Amy Myer <Amy.Myer@arun.gov.uk> wrote:

From: Amy Myer
Sent: 03 June 2020 14:02
To: [REDACTED]
Subject: URGENT! - Issue with plans for Ryebank Lodge CM/7/20/PD application

Hi Mr Pretorius,

On reviewing the plans for this PD application for Ryebank Lodge (ref. CM/7/20/PD) I don't understand why the existing floor plans are at scale 1:50@A1 and the proposed floor plans are at scale 1:30@A1, there is no scale bar on the drawings so I cannot check the dimensions of the existing versus proposed. I need to check if any extension of the existing barn is proposed. If so it will fail to be PD.

Please email or call me today, as I need to finalise my report today as its due next week, and I'm on leave then.

Thanks
Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place
<image002.jpg>
T: 01903 737776
E: Amy.Myer@arun.gov.uk

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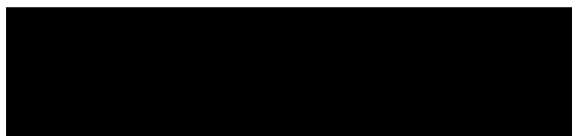
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Joe Pretorius
Architectural Designer



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