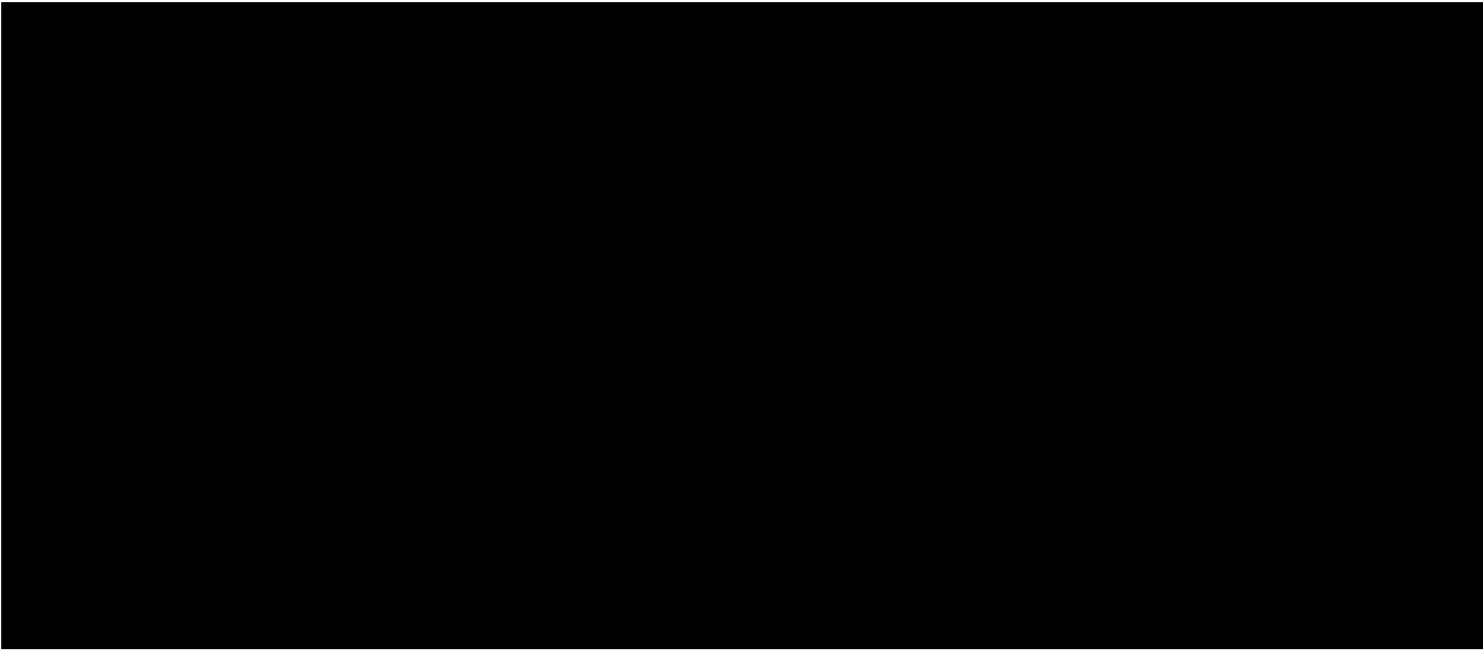






From: Katie Kurek [REDACTED]
Sent: 13 November 2017 16:31
To: Char Shack
Cc: Derek Whittington; Richard Temple
Subject: RE: FW: Planning Consultation on: EG/74/17/PL

Dear Charlotte,

I will be carrying out a site visit this week to support my previous request to the applicant for further information. I note from Arun District Council online documents that some further information has been received though we have not yet been formally re-consulted I will be assessing this information against my observations on site.

I will be assessing the suitability of the access *where it joins the public highway* and whilst, as the Local Highway Authority, we can advise on internal arrangements I would advise that regards the access across your land this is a matter for you to discuss with the applicant regards rights of access and responsibility of maintenance of access road. We understand that the barn has had an existing historical use for beef rearing which would have created a number of heavy vehicle movements. We may advise that the existing shared vehicle crossover, where it meets with Wandleys Lane, be upgraded to a higher specification to deal with heavier vehicles.

The Local Planning Authority (Arun District Council) might wish to enforce a personal permission whereby any approved B8 storage use is personal to the applicant to prevent future use of an open commercial B8 use at the premises, without an additional planning permission.

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

From: Char Shack [REDACTED]
Sent: 03 November 2017 13:12
To: Katie Kurek
Subject: Re: FW: Planning Consultation on: EG/74/17/PL

Hi katie

Thank you for your reply.

I am attaching some pictures which may give you a better understanding of my access track. For your ref width, surface etc. Our concern is the weight and size of the vehicles that the applicants are proposing to bring across our land. The drains and water run under this land and we have already had burst pipes on the track. We can only think caused by the weight of some of the lorries the applicants bring over the track. As you can see the track is of modest size.

This is our garage which is being converted at tge moment. As you can see the access track runs along side.

Kind regards

Charlotte Shackleton

On Friday, 3 November 2017, Katie Kurek [REDACTED] wrote:
Dear Charlotte

Many thanks for your emails.

The County Council, in its capacity as the Local Highway Authority and statutory consultee, are consulted on circa 3500 planning applications across the County each year. We are required to respond to the application within 21 days, providing the Local Planning Authority (LPA) a report on the technical findings of our assessment. We are required to provide our professional opinion on the development proposals, and may be called upon in the event of an appeal to present our professional opinion at Inquiry. As a statutory consultee, we cannot be seen to be influenced by other consultees or interested parties when providing advice as this may call into question the professional judgement of the officer.

In addition to the above, given the resource pressure associated with the volume of work that is received, we do not arrange site meetings with interested parties directly. We undertake site visits for any 'major' planning applications or upon the request of the LPA; this visit is to review the technical considerations of the proposal (i.e. parking, visibility etc). The Local Planning Authority are responsible for the management and engagement associated with planning applications. It would be appropriate for any request for a site meeting to be made through the LPA so that they can ensure that the procedure is managed and arranged appropriately, and that the relevant parties are invited (for example, it may be necessary for the Applicant to be invited to ensure transparency of the process).

We do review any representations that are made during the consultation period and prior to our own response, however, it should be noted that we operate to the same consultation period as other consultees. We will also comment specifically on any issues that the LPA indicate they require further information on. If you would like to set out the concerns you have in respect of the application, I will review and offer additional comment if necessary.

Considering the context of the application, a site visit may help inform my assessment of the site and therefore I will include the site the next time I carry out site visits but this is not to meet on site with interested parties as per advice given above.

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

From: Char Shack [REDACTED]
Sent: 02 November 2017 18:02
To: Derek Whittington
Cc: Suzanne Clark; Katie Kurek
Subject: Re: FW: Planning Consultation on: EG/74/17/PL

Hi Derek

Thank you for your email and help with this.

I am replying to all in this email.

Katie we would be grateful if you could arrange a visit to the site to assess the access track. We are extremely concerned about this application.

Perhaps you would be kind enough to call me and arrange a time to visit.

My number is [REDACTED]

Kind regards

Charlottr Shackleton

On 1 Nov 2017 12:15, "Derek Whittington" [REDACTED] wrote:
Dear Charlotte

Please see attached the WSCC Highways Dept comments as highway consultee on the Hughes application.

I note that our officer has carried out a desk-top study only. Could I suggest that you also email Ms Kurek to ask for a site visit at your driveway which I understand is a your property with an easance for the applicant, and which is the access to the application site, as a way to

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 Planning Services 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 application seeks approval for change of use of agricultural barn to B8 storage of militaria. It is understood that equipment and vehicles to be stored in the barn are not for commercial use but we still request details on what sort of vehicles these are including weight and frequency of these being taken to events etc. We appreciate the intention for the private use however it must be considered that Wandleys Lane is subject to a 7.5 ton weight restriction. What type and how many vehicles will be stored and how often are they to be taken out? Can they safely access the site; is the width of Wandleys Lane and the private access road suitable for this? In order to provide a thorough highway safety assessment on this we request further details on these specifics.

With regard to the existing access point we note that the vehicle visibility splays have been drawn incorrectly from the edge of the carriageway. Nevertheless, an inspection of our own mapping, which includes extent of publically maintained highway, splays in excess of 43m can be achieved from 2m back into the access. The LHA are satisfied that no apparent existing visibility issue at this point of access or any evidence to suggest that the access has been operating unsafely. Nevertheless the width and weight constraints on the nearby road network must be taken into account and thus further details as described above should be provided.

Please ask the applicant for this additional information and re-consult.

Katie Kurek

Planning Services

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 11 October 2017 14:34
To: SU Local Development
Subject: Planning Consultation on: EG/74/17/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 NO: EG/74/17/PL

Registered: 3rd October
2017

Site Address: Woodfield Farm Wandleys Lane Eastergate PO20 3SE

Grid Reference: 495325 106507

Description of Works: Change of use of barn to storage (B8 Storage or Distribution).

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 02-NOV-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 Richard Temple who can be contacted on telephone number 01903 737591.

Regards
Planning Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

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