

From: Anita Gardner
Sent: 21 December 2017 10:58
To: Planning.Responses
Subject: FW: Planning Consultation on: EP/138/17/PL

Please treat a consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Visit Arun's web site at www.arun.gov.uk



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From: Carol Reynolds
Sent: 20 December 2017 17:35
To: Anita Gardner
Subject: FW: Planning Consultation on: EP/138/17/PL

Dear Anita,

I would give the following comments given that resubmission may be anticipated in this case.

Environmental Health:

1.Noise: The proposed residential units are close to the ventilation flue of a Chinese restaurant on Northern Parade and may also be subject to noise generated by trolley movement at the 'One Stop' supermarket also found here. Before the development commences the applicant shall submit a report to predict noise levels at this new noise sensitive development. Should this be excessive as defined by BS8233:2014, Guidance on Sound Insulation and Noise Reduction for Buildings, then description of suitable means of mitigation should be submitted to and agreed in writing by the local planning authority. Suitable tests will be necessary to demonstrate to the satisfaction of the local planning authority, that the accommodation meets with this guidance before first occupation occurs.

Reason: In order to safeguard the amenity

2.Odour: A suitable survey should be carried out to identify possible sources of odour which might impact the amenity of the proposed residential units.

Reason: In order to safeguard the amenity

3.Construction Management Plan. The Construction Management Plan should take all relevant precautions to minimise the potential disturbance to neighbouring residents during the demolition/construction phase of the development, particularly in respect to noise, vibration and dust.

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to and approved by, The Local Planning Authority. The Approved Plan shall be adhered to throughout the construction period. The Plan shall provide for :

a. An indicative programme for carrying out the works

- b. The arrangements for public consultation and liaison during the construction works.
- c. Measures to minimise the noise (including vibration) generated by the construction process to include hours of work, proposed method should foundation piling occur, the careful selection of plant and machinery and use of noise mitigation barriers.
- d. Detail of any flood lighting, including location, height, type and direction.
- e. The parking of site operatives and visitors
- f. Loading and unloading of plant and materials
- g. Storage of plant and materials used in construction and development
- h. Wheel washing facilities
- i. Measures to control the emission of dust and dirt during construction

Reason: In order to safeguard the amenity.

Hours of operation: To be limited to 8:00 hours to 18:00 hours Monday to Friday; 8:00 to 13:00 hours on any Saturday; No working on any Sunday, public or Bank Holiday

Reason: In order to safeguard the amenity

Informative:

The provision of suitable and sufficient means of waste storage is a necessity for food premises in order to comply with Food Law. It would appear that the application does not sufficiently address the matter of where food premises such as 'One Stop' will find adequate waste storage facilities should the development proceed in its current form.

C/N: 221350

Samantha Humphries | Administrative Assistant, Corporate Support
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From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 12 October 2017 14:04

To: EH Planning Consultations

Subject: Planning Consultation on: EP/138/17/PL

To: Environmental Health - Anna Appleton

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

APPLICATION EP/138/17/PL

NO:

Registered: 29th September
2017

Site Address: Land Rear of Beechlands Cottages Beechlands Close East
Preston BN16 1JT

Grid Reference: 507161 102333

Description of Works: Demolition of existing buildings & erection of 3 no. dwellings with associated parking, alterations to existing access & relocation of staircase to flats

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 16-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 application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

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

Regards
Planning Officer

consultee_email
