

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 16 October 2019 10:44
To: Planning Scanning
Subject: FW: EP/179/18/PL

From: Juan Baeza [REDACTED]
Sent: 16 October 2019 09:33
To: Planning.Responses [REDACTED]
Subject: EP/179/18/PL

[REDACTED]

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

[REDACTED]

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From: Nicola Fry [REDACTED]
Sent: 15 October 2019 15:17
To: PETER SHAW [REDACTED]; Juan Baeza [REDACTED]
Cc: Jamie Brown [REDACTED]; Judie Simmonds <[REDACTED]>; Paul Beamish [REDACTED]
Subject: RE: Gladwyn - East Preston

Thank you for the revised plan, Peter.

Juan, as per my previous email, I am satisfied with the proposed arrangements., and I am satisfied that the southern brick pier can remain in place as it does not impact upon the visibility splay.

As the full extent of the splays have now been demonstrated, I would recommend that this be secured via condition (details *approved*).

I should have added earlier, I would also advise conditions securing the proposed parking and turning arrangements (details approved) and secure and covered cycle storage (details required).

Many thanks

Nicki

Nicola Fry | Senior Technician | Information Management | Planning Services
West Sussex County Council
Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: PETER SHAW [REDACTED]
Sent: 15 October 2019 14:55
To: Juan Baeza; Nicola Fry
Cc: Jamie Brown; Judie Simmonds; Paul Beamish
Subject: Re: Gladwyn - East Preston

Dear All

Thank you for the meeting today and for your help. Please see the attached revised drawing showing the garden wall rebuilt some 500mm into the garden.

I would like to retain the Southern most brick pier as it defines the 2 boundaries of the plot and should not affect visibility. The final decision on this can be made once we start site clearance and can properly set things out.

I have plotted the drawing on A2 paper so the extent of the visibility splays is clear.

Regards,
Peter Shaw.

On Tuesday, 15 October 2019, 12:01:42 BST, Nicola Fry [REDACTED] wrote:

Dear Juan,

It was nice to meet you on site today.

Further to this morning's meeting at Gladwyn, The Street, East Preston, I can confirm that I am satisfied with the proposed parking provision of 9 spaces as per revised plan provided by Mr Shaw on Friday (11th October).

I can confirm that 9 spaces meets the minimum requirements for allocated parking provision, i.e. 2 spaces allocated per dwelling and 3 overspill/visitor parking spaces. I understood from Mr Shaw that he intends to retain unallocated provision, in which case, the proposed provision exceeds the minimum requirement of 7 unallocated spaces.

With regards to the boundary wall, we measured visibility on site at a distance of 2.4m back from the carriageway edge. In the leading direction (to the north of the access) 43m visibility is achievable in accordance with Manual for Streets (MfS) standards, without any alterations to the existing wall required. In the trailing direction (to the south), visibility is obstructed by the wall and overgrown hedges.

The current height of the boundary wall is 1.2m. We discussed two options on site, firstly the reduction in height of the wall, and secondly relocating the wall within the site. In its current position, due to the proximity to the school, we would require the wall to be reduced in height to 600mm to allow visibility of small children. However, we did agree on site that a compromise could be reached and we would support the wall being reduced in height to 800mm. This option would still result in some loss of the wall. We then discussed the option of repositioning the wall to a set-back of 0.5m from its current position. It was agreed by all that this would be the favoured option as it is anticipated to provide a full unobstructed visibility splay of 43m to the south and would not result in any loss of the flint wall.

Subject to a revised plan confirming that a 0.5m set-back would provide the required 43m splay to the south, I would not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 109), and that there are no transport grounds to resist the proposal.

As discussed on site, I would request that a condition securing visibility splays (details to be provided) is applied.

I hope this email adequately sums up our discussions on site, and sets out the LHA's position. Please do let me know if you require any additional information.

Kind regards

Nicki

Nicola Fry | Senior Technician | Information Management | Planning Services

West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH



From: PETER SHAW [REDACTED]
Sent: 11 October 2019 16:39
To: Juan Baeza
Cc: Jamie Brown; Nicola Fry
Subject: Re: Gladwyn - East Preston

Hi All

Please see the attached.

I tried a better plot of the highway and whilst we can check on Tuesday the visibility splay may be less damaging to the wall than thought. The road is not straight but a slight curve with Gladwyn around its crown.

Regards,

Peter.

On Friday, 11 October 2019, 11:20:07 BST, Juan Baeza [REDACTED] wrote:

Dear Mr Shaw

10am is fine for us all. Access into the front would be useful. Meet you at the site.

In the meantime if you could copy us all into a suggested amended plan designed to increase internal parking and moving the flint wall into the site would be appreciated prior to Tuesday.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: PETER SHAW [REDACTED]

Sent: 11 October 2019 11:10

To: Juan Baeza [REDACTED]; Nicola Fry [REDACTED]

Cc: Jamie Brown [REDACTED]

Subject: Re: Gladwyn - East Preston

Hi All

10.00 on the 15th is good for me, on site I assume?

If you want to access the site I will have to get the fence unlocked so let me know and be aware it's pretty rough.

Regards,

Peter.

On Friday, 11 October 2019, 08:14:52 BST, Nicola Fry [REDACTED] wrote:

Hi Juan

Thank you for your email. I am happy to meet on site to discuss the application. Myself and my colleague Jamie Brown (cc'ed) could meet Tuesday 15th October in the morning, if this suits you?

I am hopeful that we can resolve all issues raised below on site, and mitigate the need for a separate meeting at a later date. The County Highways Manager, Steven Shaw, has notified me that he will be able to attend the briefing panel on the 25th October to answer any additional questions that the members may have.

Please let me know which time on Tuesday morning suits you.

Kind regards

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services

[West Sussex County Council](#)

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

From: Juan Baeza [REDACTED]
Sent: 10 October 2019 11:29
To: Nicola Fry
Cc: PETER SHAW
Subject: Gladwyn - East Preston

Hi Nicola

At yesterdays Development Control meeting members decided to defer this application to a future meeting subject to:

- The highway officer visiting the site
- Increasing the number of on site car parking spaces

- Providing visibility splays without demolition of front boundary flint wall
- Whether county highway advice was arrived at taking into account appeal decision to allow neighbouring development reference EP/52/18/PL

I am keen to get this application back to November Committee (6th) and presenting this to members at members planning briefing panel (25 October – 2pm) prior to the Committee. I was hoping that you could agree to meet me and the agent on site to discuss the issue of car parking and visibility splays before briefing panel and if you could make time to visit the offices here to assist me with a presentation to members at the briefing panel?

If it goes to November committee I need to have a report ready by Wednesday 16th October so a meeting with me, you and the agent needs to be Monday or Tuesday (am only) of next week. Are you able to meet then?

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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