

From: Amanda Scholes on behalf of Planning.Responses
Sent: 21 August 2020 07:21
To: Planning Scanning
Subject: FW: Planning Consultation on: FP/131/20/PD

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



Visit Arun's web site at [Error! Hyperlink reference not valid.](#)



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From: Nick Howard
Sent: 20 August 2020 16:50
To: Planning.Responses
Subject: RE: Planning Consultation on: FP/131/20/PD

Dear Sirs,

EH comments below for the above planning application with reference to the Arun District Council Environmental Health Planning Conditions;

Planning Conditions

PCL03 – PCL: Asbestos

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 in accordance with Policy QE DM4 of the Adopted Arun Local Plan 2011 – 2031

CD01 – Construction/Demolition Management Plan

No development shall take place, including any works of demolition, until a Construction Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the approved Plan shall be implemented and adhered to throughout the entire construction period. The Plan shall provide details as appropriate but not necessarily be restricted to the following matters:-

- a. An indicative programme for carrying out of the works;
- b. Details of the arrangements for public engagement / consultation both prior to and continued 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 of piling for foundations, the careful selection of plant and machinery and use of noise mitigation barrier(s);
- d. Details of any floodlighting, including location, height, type and direction of light sources and intensity of illumination;
- e. The parking of vehicles of site operatives and visitors;
- f. Loading and unloading of plant and materials, including permitted times for deliveries;
- g. Storage of plant and materials used in constructing the development;
- h. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- i. The provision of wheel washing facilities and other works required to mitigate the impact of construction upon the public highway (including the provision of temporary Traffic Regulations Orders);
- j. Measures to control the emission of dust and dirt during construction;
- k. A scheme for recycling / disposing of waste resulting from demolition and construction works i.e. no burning permitted.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

CD02 - Hours of working on construction/demolition sites

No construction / demolition activities shall take place, other than between 08:00 to 18:00 hours (Monday to Friday) and 08:00 to 13:00 hours (Saturday) with no 'noisy' work on Sunday or Bank Holidays

[In addition to these hours of working the Local Planning Authority may approve in writing a schedule of activities where it is necessary to conduct works outside the hours specified in this condition]

Notes: the words in square brackets may be adjusted to reflect site specific constraints

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

AQ01 - Electric Vehicle Charging Points

Prior to occupation of any of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be retained and maintained in good working condition.

Reason: New petrol and diesel cars / vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework (NPPF).

N27 Noise/ Floor-Ceiling testing above proposed commercial units

The sound insulation of the floor / ceiling between the ground and first floor shall achieve a minimum airborne sound insulation value of 50 dB ($D_{nT,w} + C_{tr}$). Before the residential unit is occupied, a test shall be undertaken by a competent acoustician and submitted to the Local Planning Authority to demonstrate compliance with this level.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Adopted Arun Local Plan 2011 – 2031

Kind Regards

Nick Howard

Senior Environmental Health Officer
Environmental Health



Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

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From: Planning.Responses [REDACTED]
Sent: 03 August 2020 16:34
To: EHPlanningConsultations [REDACTED] <>
Subject: Planning Consultation on: FP/131/20/PD

To: Environmental Health - Planning consultation

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)

Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: FP/131/20/PD
Registered: 31st July 2020
Site Address: First Floor Office 44B Summerley Lane Felpham PO22 7HX
Grid Reference: 495759 99872
Description of Works: Notification for Prior Approval under Class O for change of use from a use falling within Class B1(a)(offices), to a use falling within Class C3 (dwellinghouses) -change of use of the existing 1st Floor Office to a self contained Studio Apartment. This application is Not CIL Liable as flat in Zone 4.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 4th September 2020 . You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

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 <https://www.arun.gov.uk/development-plan> as can the the leaflet how to respond to planning applications <https://www.arun.gov.uk/planning-application-comments> which deals with material planning considerations.

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.

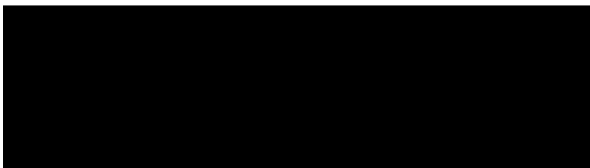
Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://www.planningportal.co.uk/info/200207/appeals> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Maria Tomalova

Planning Officer- Arun District Council



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