



From: Joanne Lewis <Joanne.Lewis@arun.gov.uk>
Sent: 23 January 2020 17:21
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: RE: Planning Consultation on: FP/258/19/PL

I refer to the above application and raise the following issues over the application;

1. I have concerns that the application proposes to introduce potentially disturbing activities in the form of B1, B8, D1 and Sui generis use classes immediately below and adjacent to residential properties. This has the potential to negatively affect residential amenity for occupiers of the new properties as well as occupiers of existing residential properties nearby. For example, light industrial use could potentially be noisy, storage and distribution uses often cause complaints about noise from frequent vehicle movements and unsocial hours and the D1 class includes potentially noisy activities such as creches and day nurseries. I would therefore be minded to object to the inclusion of use classes B1, B8, D1 and sui generis unless they were restricted to specific, quiet uses such as beauty therapists or offices.

In any case I would recommend inclusion of the following condition to protect the new residential occupiers from noise from the commercial units and from the road which is highlighted on the DEFRA road noise maps as being an area affected by road traffic noise;

- **Prior to the commencement of the development hereby approved, a scheme to demonstrate that the internal noise levels within the residential units 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. The scheme shall include but not be limited to noise from road traffic and all the approved commercial uses.**

Details shall be compiled by a competent acoustician on sound insulation and noise reduction for buildings 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.

Reason: To protect the amenity of local residents in accordance with Policy QE DM1 of the Adopted Arun Local Plan 2011 – 2031

2. There are no proposed hours of use for the commercial areas included in the application and in order to prevent nuisance to neighbours I would recommend restricting the use of all the commercial activities on the site to normal business hours.
3. As the application includes new residential properties I would also recommend the following conditions;

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).

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

4. The application site is within 10m of a site designated as potentially contaminated, I would therefore recommend the following condition;

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

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.

Please note my normal working days are Wednesday, Thursday and Friday.

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act 1990 be received.

For further information please contact the Environmental Health Department on (01903) 737555

Joanne Lewis

Joanne Lewis | Senior Environmental Health Officer, Arun District Council | Location: Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Save the environment - think before you print.

From: Planning.Responses <Planning.Responses@arun.gov.uk>

Sent: 07 January 2020 15:04

To: EH Planning Consultations <EHPlanningConsultations@arun.gov.uk>

Subject: Planning Consultation on: FP/258/19/PL

To: Environmental Health - Planning consultation

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 NO: FP/258/19/PL

Registered: 17th December
2019

Site Address: 107 Felpham Way Felpham PO22 8QB

Grid Reference: 495833 100238

Description of Works: Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1/A2/B1/B8/D1 or Sui- Generis Beauty Therapist/Nail Bar & 3 No. Flats together with 3 No. vehicle parking spaces & secure cycle & refuse storage facilities.

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 06-FEB-20.

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 Maria Tomalova who can be contacted on telephone number 01903 737510.

Regards
Planning Officer

consultee_email
