



From: Richard Castro-Parker
Sent: 31 July 2019 17:06
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Extension of time request and condition agreement - F/5/19/PL

Please add this EOT agreement to F/5/19/PL.

Thank you

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: John Hall [REDACTED]
Sent: 30 July 2019 18:23
To: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Keith Langmead [REDACTED] Joel Nash [REDACTED]
Subject: RE: Extension of time request and condition agreement - F/5/19/PL

Hello Richard & Juan,

I assume that you mean Friday 2nd August; not July? I confirm that we are content to extend the time allowed for a decision to 2nd August 2019.

Thank you for recommending that planning permission should be granted for F/5/19/PL – South Yard, Ford Lane.

We are happy to comply with Condition 1 (Construction Management Plan) if it is deemed absolutely necessary by ADC.

We are happy to comply with Condition 2 (Protection of trees); but as we have already stated, we have no intention of disturbing the trees.

Many thanks, John.

John Hall MBA MCIHort
John Hall Consulting Ltd.
113 Limmer Lane
Felpham
West Sussex
PO22 7LR



[REDACTED]

From: Richard Castro-Parker <Richard.Castro-Parker@arun.gov.uk>

Sent: 30 July 2019 14:04

To: John Hall <[REDACTED]>

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: Extension of time request and condition agreement - F/5/19/PL

Dear Mr Hall,

Firstly I am requesting an extension of time request for - F/5/19/PL until Friday 2nd July. The report is written and will be passed to the Area Manager once I hear back regarding the request for an extension of time. I have made an officer recommendation to grant subject to the imposition of conditions.

Secondly, I draw your attention to the 2 pre-commencement conditions I am seeking to impose upon any grant of permission. They are as follows:

1. Construction Management Plan

No development shall commence 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,

- the anticipated number, frequency and types of vehicles used during construction,
- the method of access and routing of vehicles during construction,
- the parking of vehicles by site operatives and visitors,
- the loading and unloading of plant, materials and waste,
- the storage of plant and materials used in construction of the development,
- the erection and maintenance of security hoarding,
- 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 Regulation Orders),
- details of public engagement both prior to and during construction works.

Reason: In the interests of highway safety and the amenities of the area in accordance with policy TSP1 of the Arun Local Plan.

2. Protection of trees

In order to ensure that no detrimental harm occurs to the neighbouring trees to the eastern boundary which are of value, no development shall commence until an Arboricultural Method Statement (AMS) and Tree Protection Plan have been submitted to and agreed in writing by the Local Planning Authority. The Arboricultural Method Statement (AMS) and Tree Protection Plan shall be carried out as agreed by the Local Planning Authority.

Reason: To ensure the retention and maintenance of trees and vegetation which is an important feature of the area in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

I am not 100% sure condition 1 is required. If it isn't the area manager will request its removal before any decision is granted.

Condition 2 – tree protection is required. It has been imposed as there are important trees to the eastern boundary of the site that you are aware of. These trees are of significant amenity value and are visible from the highway to the front of the application site. I note the tree plan that was submitted but Officers, including the Tree Officer, concluded that this was not to standard (not sufficient) to enable an accurate assessment of the impacts of the development on the trees in question (if any). Rather than delay the application further to correct this matter, it was felt that a tree protection condition (as above) was reasonable and necessary.

N.B. should there be trees on or close to any application site (including within neighbouring sites) the impact of the development on these trees (including root protection zones) should be considered early on in the application (ideally before an application is even submitted to the Local Planning Authority (LPA). As such, the correct tree plans and arboricultural statements should be submitted at the time any application is submitted to the LPA. Otherwise this could delay the application. Additionally it should not be expected that conditions will be appropriate to mitigate the lack of tree plans and arboricultural statements. Therefore future applications could be refused on lack of tree information. If you have any concerns regarding trees prior to submitting an application and are not sure if it is worth providing tree plans and arboricultural statements it would be prudent to contact the LPA.

Please can you let me know if you are happy for the conditions above to be imposed upon any grant of planning permission.

I hope to hear from you, by reply to this email, regarding the above issues.

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

<http://www.arun.gov.uk>
DX 57406 Littlehampton
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