

From: [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 01 February 2017 16:58
To: Planning.Responses
Cc: Ian Buckland
Subject: RE: Planning Consultation on LU/355/16/DOC

**WEST SUSSEX COUNTY COUNCIL
STRATEGIC PLANNING CONSULTATION**

DATE: 01/02/2017

FROM: Katie Kurek **TO:** Arun District Council
FAO: D Easton

SUBJECT: LU/355/16/DOC - Application for approval of matters reserved by condition imposed under LU/222/14/PL relating to condition no. 3 (schedule of materials & samples), 4 (screen walls /fences), 5 (surface water drainage), 6 (landscaping), 7 (root protection areas),10 (parking spaces/turning facilities), 11 (cycle parking spaces) & 12 (construction of roads, footways & casual parking areas).

Land North of 7-12, Joyce Close, Littlehampton, BN17 7JG

RECOMMENDATION:



Advice

S106 contribution total (see below for breakdown): £N/A

This application has been dealt with in accordance with the Development Control Scheme protocol for small scale proposals which include up to 5 residential units or extensions to single units accessed from roads that do not form part of the Strategic Road Network (SRN). As such the comments provided by Strategic Planning should be considered to be advice only, with respect to this planning application.

This proposal has been considered by means of a desktop study, using the information and plans submitted with this application, in conjunction with other available WSCC map information. A site visit can be arranged on request.

West Sussex County Council, as the Local Highway Authority (LHA), has been consulted on the discharge of conditions relating to approval LU/222/14 (3 x 2 bedroom dwelling and 2 x 1 bedroom flats on an existing parking court). Condition 10 (vehicle parking) and 11 (cycle parking) relate to highways and comments are as follows:

Condition 10

None of the dwellings hereby approved shall be occupied until the parking spaces/turning facilities shown on the submitted plans (Refs 13-076-PL03 Rev A & 13-076-PL02 Rev A) have been provided and constructed. The areas of land so provided shall not thereafter be used for any purpose other than the parking or turning of vehicles.

From an inspection of the plans and the LHA's previous comments the agreed quantity and layout of parking spaces is acceptable. The plans and details pertaining to this condition are acceptable.

Condition 11

No part of the development shall be first occupied until covered & secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority. The cycle spaces shall then be retained thereafter.

Sheds for storage of bicycles are shown in the rear gardens of the plots and on the Materials Schedule. Once cycle space per house and one cycle space per flat will be provided in line with WSCC parking standards. The sheds are of sufficient dimensions to accommodate this though the LPA may wish to clarify with the applicant whether cycle storage for the flats will be communally shared with the houses. The plans and details pertaining to this condition are acceptable.

Katie Kurek
Strategic Planning

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]

Sent: 20 January 2017 15:28

To: SU Local Development

Subject: Planning Consultation on LU/355/16/DOC

To: **WSCC(ROW/Strategic/Highways)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION LU/355/16/DOC
NO:

Registered: 09-JAN-17

Site Address: Land North of 7-12 Joyce Close Littlehampton BN17 7JG

Description of Works: Application for approval of matters reserved by condition imposed under LU/222/14/PL relating to condition no. 3 (schedule of materials & samples), 4 (screen walls /fences), 5 (surface water drainage), 6 (landscaping), 7 (root protection areas), 10 (parking spaces/turning facilities), 11 (cycle parking spaces) & 12 (construction of roads, footways & casual parking areas)

The Council have received the above application to discharge conditions. I shall be pleased to receive any observations you may wish to make in respect of those conditions relating to your field of expertise.

[Click here to view the Discharge of Condition application](#)

[Click here to view conditions on original application - click on decision tab](#)

Should you have any comments to make, these should be sent by replying to this email by 3rd February 2017.

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 officer dealing with this application is Mr D Easton who can be contacted on telephone number 01903 737619.

Thanking you in anticipation

Planning Case Officer
Arun District Council

post_con_email

<http://www.arun.gov.uk>

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