

WEST SUSSEX COUNTY COUNCIL CONSULTATION

TO:	Arun District Council FAO: Mrs A Gardner
FROM:	Highways, WSCC
DATE:	31/08/2018
LOCATION:	Crossbush Farm Shop, Lyminster Road, Lyminster, West Sussex, BN17 7QN
SUBJECT:	LY/15/18/DOC Approval of details reserved by condition imposed under LY/28/17/PL relating to conditions 5- equipment to control odour/fumes, 9-secured & covered cycle parking & 11- closing of Calceto Lane for egress of vehicles.
DATE OF SITE VISIT:	n/a
RECOMMENDATION:	☒ Advice ☐ Objection ☐ Modification ☐ No Objection ☐ More Information ☐ Refusal
S106 CONTRIBUTION TOTAL:	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 Planning Services 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.

I refer to your consultation in respect of the above planning application and would provide the following comments.

West Sussex County Council was consulted previously on Highway Matters for this location under planning application LY/28/17/PL which sought change of use of Crossbush Farm Shop from farm shop & cafe to a brewery tap room (bar), fresh coffee bar & cafe & retail space & provision of over spill car park.

No overriding highway safety or capacity concerns were raised subject to conditions. This consultation seeks to deal with plan and details provided pertaining to conditions 5, 9 & 11 of the aforementioned planning consent.

Condition 5 – Control of Odour/Fumes

No Highway Comments Required

Condition 9 – Cycle Parking

The use shall not commence until covered and secure cycle parking spaces have been provided in accordance with plans to be submitted to and approved by the Local Planning Authority. The areas of land so provided shall not thereafter be used for any purpose other than the parking of cycles.

Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

The applicant has submitted a plan detailing a covered cycle parking provision which can accommodate up to 24 cycles.

The plans and details provided pertaining to this condition would be considered acceptable.

Condition 11 – Calceto Lane Access

The use hereby permitted shall not commence until the closure of Calceto Lane for egress of vehicles, has been completed in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: In the interests of road safety

The applicant has submitted documentation detailing a raising bollard system that will be implemented to ensure ingress via Calceto Lane is achievable while restricting egress movements onto Lyminster Road.

I have consulted with WSCC Public Rights of Way and they are satisfied with the proposed.

The plans and details provided pertaining to this condition would be considered acceptable. If the Local Planning Authority are minded to grant approval I would ask an informative note is included requesting the applicant contact WSCC PROW [REDACTED] [REDACTED] after installation of the bollard.

Ian Hayward
West Sussex County Council – Planning Services