

[REDACTED]

[REDACTED]

From: Peter Terry [REDACTED]
Sent: 07 May 2019 14:10
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Hi,

No problem I'll get the tree survey to you ASAP.

I had just thought it could put this with the landscaping.

Peter

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Sent: 07 May 2019 12:16:03
To: Peter Terry
Subject: FW: WA/7/19/RES - Lands End - West Walberton Lane

Peter,

So just to confirm you and your client have one of two options going forward:

1. We determine the current Reserve Matters on the information submitted thus far, therefore, a similar condition as applied to the outline is transferred. This then makes for an non-implementable scheme -- which we consider is not in your clients best interests.
2. Provide all Tree information under the Reserve Matters so we know that the considered layout accords with all details as submitted and then the scheme is conditioned to accord with the agreed detail going forward.

I await your confirmation.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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From: Peter Terry [REDACTED]
Sent: 05 May 2019 17:39
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Good afternoon,

Thank you for your email,

As discussed we were intending to provide a tree and ecology survey with the landscaping reserved matters.

The comments you mentioned in the outline application were dealt with at the time and is part of Mr Baeza report and the condition imposed on the approval stating all remaining trees must be protected before any commence of works.

It is also been pointed out in both this and the outline application that the trees in question are along the boundary with west walberton lane which was one of the main reason not to build any houses along that lane but to make that form parts of the back gardens to the new properties.

It is also pointed that none of the new properties would require trees to be removed and any proposed building that would effect the root system of any trees would be done using non evasive building techniques (I.e pile and raft)

The current use of the land is a private garden so has no ecology value. We were more than happy with the condition put on the outline permission and are happy with the same or one that states a full tree survey must be submitted and approved before development commences if you prefer as this has always been our intention with the landscaping reserved matter.

Regards

Peter Terry

PJ Developments Ltd
[REDACTED]

2 Square Cambers, 23 High Street, Emsworth. PO10 7AQ

On 5 May 2019, at 13:20, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Good afternoon Terry,

We were hoping we could take this application to committee on the 5th June 2019 as previously discussed.

We understand from the outline application that Trees and Ecology were not of consideration. However as the scale of development and layout is now being considered we do require the information to provide this level of assessment.

We include the comments of the Councils Arboriculturalist at the Outline application:
WA/26/18/OUT

There a number of trees on the site and concern has been raised by the Council's tree officer that the site has not been properly surveyed for trees and without such a survey he raises an objection. However, because the siting and scale of these dwellings is not for

consideration by this application the Council is unable, at this stage, to assess the trees on site and make a determination as to whether the proposed siting and scale of the units would harm any trees that it considers should be retained. Equally this applies to any ecological implications which have also been raised as of concern by objectors.

The previous consideration under WA/26/18/OUT was:

Conclusions:

No supporting arboricultural information has been submitted with this application despite the fact that there are clearly trees both on and off this site which require consideration and full respect in terms of BS5837 recommendations.

Recommendations:

The applicants will need to supply an **Arboricultural Impact Assessment & Tree Constraints Plan** before I can assess the impact that the proposals might have on the existing tree stock.

As a result an OBJECTION on the grounds that no supporting arboricultural information has been submitted with this application.

We look forward to your comments. The above information is important to us to enable the full consultation for the application going forward.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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From: Peter Terry [REDACTED]
Sent: 15 April 2019 18:16
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Good afternoon,

Further to our telephone conversation please find attached outlines of the existing ridge height of lanes end and adjoins properties and the proposed ridge heights of the new dwellings which you will see are lower than the current ridge height.

I will have full elevations for you by the end of the week to show the new properties would not be out of place.

Kind regards

Peter

From: Peter Terry
Sent: 05 April 2019 11:36:38
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Good morning,

Tried to call, but just got answerphone can you call me when you are free

Kind regards

Peter

From: Peter Terry
Sent: 05 April 2019 10:53:00
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Many thanks will call them

Peter

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>
Sent: 05 April 2019 10:24:30
To: Peter Terry
Subject: RE: WA/7/19/RES - Lands End - West Walberton Lane

Hi Terry can you call me at 11:30am? Or I call you....

From: Peter Terry [REDACTED]
Sent: 04 April 2019 20:35
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Good afternoon,

Perhaps it would be beneficial for me to call you tomorrow if possible to discuss as all the parish comment have been dealt with during the outline application and the conditions for the approval remain in force and cover the tree and drainage.

Thier idea that a house with room in the roof has a higher ridge than a standard two storey house is also barmy it just means the unused loft space is a room instead of wasted space. The current house has a ridge height of over 8 metres so is already higher. The granted planning permission for white cottage next door also has a ridge height of 7.6 metres I believe.

If you have an available time please let me know si I can accomodate

Kind regards

Peter

From: Peter Terry
Sent: 04 April 2019 18:42:36
To: Stuart Corbey
Subject: Re: WA/7/19/RES - Lands End - West Walberton Lane

Good afternoon,

Thank you for your email, the Paris objection is the same objection that was dealt with during the outline application and at committee in December.

I have a real problem with extensions this time as it took over nine months to get the outline planning application approved and as I'm under option for the land can't afford it to go on time wise again. Which is why I contacted you to try and prevent this.

The size and number of bedrooms ect is exactly as put forward during the outline process, happy to discuss any points you have or adjustments you would like me to make. As no new objections were raised been that all the points re brought up by objectors at the outline planning stage I thought this could be done under delegated powers.

Kind regards

Peter

PJ Developments Ltd

2 Square Cambers, 23 High Street, Emsworth. PO10 7AQ

On 4 Apr 2019, at 18:09, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Mr Terry,

I regret not being in touch sooner.

We have been somewhat busy with a bit of a back log of applications recently.

The Parishes consultation response of 11th March raises an objection to the scheme. As you may be aware the application could be called to committee on this basis of the officers view to recommend approval. The reserved matters still require a full reviewed on this basis.

I shall be in touch to give thoughts on the application as it stands or if you which to hold a meeting to discuss.

We have no committee in May 2019 so the next earliest committee is 5th June. An Extension of time to 7th June 2019 would be appreciate to meet this deadline.

Thanks very much

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor , Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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