

[REDACTED]

From: Ian Hayward [REDACTED] **On Behalf Of** CCD Planning Consultations
Sent: 08 January 2018 15:56
To: Planning.Responses
Cc: Derek Whittington
Subject: RE: Planning Consultation on: WA/84/17/PL

**WEST SUSSEX COUNTY COUNCIL
PLANNING SERVICES CONSULTATION**

DATE: 08/01/2018

FROM: Ian Hayward
TO: Arun District Council
FAO: Ross Leal

SUBJECT: WA/84/17/PL - Demolition of existing structure & paddock & erection of farm building for the secure storage of farm machinery, fertilizer, hay & straw (resubmission following WA/63/16/PL).

Fairmeads Farm, Binsted Lane, Arundel, West Sussex, BN18 0LQ

DATE OF SITE VISIT: n/a

RECOMMENDATION: Advice

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 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.

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 WA/63/16 seeking the demolition of 3 existing

agricultural buildings & erection of new agricultural building & farm workshop/office. On balance no highway concerns were raised though there was some question pertaining to the proposed use of the agricultural building & farm workshop and if this would be considered agricultural use of a Sui Generis / B8 use. The application was refused by the Local Planning Authority on visual amenity grounds.

This current application seeks the demolition of existing structures, paddock and the erection of farm buildings for the secure storage of farm machinery, fertilizer, hay & straw. The proposed scheme is smaller in scale to that previous proposed and seems to have a more focused use for the building as secure storage of farm machinery, fertilizer, hay & straw.

Having consideration for comments previously provided under WA/63/16, dated 29/03/2017 & 21/01/2017, it would not be anticipated that this proposal would have 'severe' impact on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (paragraph 32), and that there are no transport grounds to resist the proposal.

The access improvement works (construction to a heavy duty specification) would still be advised and secured with the following condition and informative note:

Condition

Access

No part of the development site shall be first occupied until such time as the vehicular access has been constructed in accordance with plans and details (including swept path tracking for appropriate vehicles) submitted to and approved in writing by the Local Planning Authority. Reason: In the interests of road safety

Informative Note

Minor Highway Works

The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Ian Hayward
Planning Services

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

Sent: 18 December 2017 15:34

To: SU Local Development

Subject: Planning Consultation on: WA/84/17/PL

To: WSCC(ROW/Strategic/Highways)

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order
2015 - Articles 16 & 18 Consultation before the grant of permission
Planning Permission

APPLICATION NO: WA/84/17/PL

Registered: 14th December
2017

Site Address: Fairmeads Farm Binsted Lane Arundel BN18 0LQ

Grid Reference: 499350 105450

Description of Works: Demolition of existing structure & paddock & erection of farm building for the secure storage of farm machinery, fertilizer, hay & straw (resubmission following WA/63/16/PL).

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 18-JAN-18.

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 officer dealing with this application is Ross Leal who can be contacted on telephone number 01903 737643.

Regards
Planning Officer

consultee_email

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

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