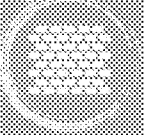


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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Peter Cleveland [REDACTED]
Sent: Thursday, June 9, 2022 8:50 AM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

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Dear Maria & Dan

Following your comments on the above, please see attached revised drawings for review and hopefully agreement prior to formal resubmission. The amendments pick up the following two matters we discussed earlier in the week:

1. Altered proportions of window on the south-east elevation with the proportional split of openings to be circa 2/3 for the opening and 1/3 for the low level fixed frame
2. Width of fenestration on outshot to the side of the main barn reduced to 2 pane widths.

Re point 2, we are agreeable to amending this, but we do feel that the glazed screen to the outshot roof of the main barn is shown to the correct width. The attached photo clearly shows that this is an area of modern brickwork infill below an historic timber beam. This would originally have been constructed as a cart shed opening, and we would simply be reinstating this opening and expressing it with full height glazing. In our view it would be wrong to reduce the width of this with masonry infill but as we are responding to your comments, we think the design response is more appropriate with timber boarding to both sides and glazing in the middle in order that the original opening size can still be clearly understood. The attached drawing reflects this.

I do hope the above is agreeable and we can hopefully reach agreement on the application this week.

Kind regards,
Peter

From: Maria Tomalova [<mailto:Maria.Tomalova@arun.gov.uk>]
Sent: 07 June 2022 16:52
To: Peter Cleveland [REDACTED]
Subject: [EXTERNAL] RE: Stakers Farm

Dear Mr Cleveland,

I have sent you some photos and the above drawings to be able to look at the same pictures whilst discussing Stakers Farm app.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk



From: Peter Cleveland [REDACTED]
Sent: 06 June 2022 17:37
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]

Subject: RE: Stakers Farm

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Dear Maria

Sorry to have missed you earlier, but happy to speak at 5pm tomorrow.

I understand that there are now concerns with the revised applications at Stakers Farm. Happy to discuss, but wondered whether 10 minutes on a Teams call might be easier just to run through the drawings, to avoid any confusion / further delay.

Martyn – if you are able to join too, that would be great.

Just to note, we understood from correspondence in January we were just finalising conditions and all other matters were agreed. See attached and below. Look forward to understanding why this has changed.

Kind regards,
Peter

From: Daniel Vick [<mailto:Daniel.Vick@arun.gov.uk>]
Sent: 02 February 2022 16:02
To: Peter Cleveland [REDACTED] Martyn White <Martyn.White@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

Your attachments have been security checked by Mimecast Attachment Protection. Details of potentially unsafe files have been attached.

Peter,

I am very sorry for the delay in dealing with this application.

Please see attached comments from Martyn following our meeting late last week. Essentially we suggest that we condition much of the detail for approval at a later date.

If you are accepting of this and would like to formally submit the plans sent to Martyn please send them to Maria with a list of the plans you are replacing.

As the site is in Yapton we have to consider the requirements to notify the Neighbourhood Plan body (in this case the Parish Council) of the changes. Anything other than “trivial” changes should be notified. Given the proposal for most of the detail to be controlled via condition and the fact that the outdoor surfacing is returning to the material previously agreed my initial reaction is to conclude the amendments are trivial and there will be no need to notify the NP body.

Daniel Vick
Team Leader, Development Control

T: 01903 737771
E: daniel.vick@arun.gov.uk

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From: Peter Cleveland [REDACTED]
Sent: 01 February 2022 17:44
To: Martyn White <Martyn.White@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

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Dear Martyn & Dan

Hope you are both well.

I know you have a huge amount on, but our client is getting a little frustrated with me on this one and I just wanted to see whether you have had a chance to discuss the scheme. We have an approved scheme and the proposals just look to enhance this (our view of course), but hope to be able to get going with the scheme and preservation of the historic buildings very soon and avoid next nesting bird season.

I would be grateful for an update and comments as to whether we can proceed as suggested.

Look forward to hearing from you.

Kind regards,
Peter

From: Peter Cleveland
Sent: 21 January 2022 16:46
To: Martyn White <Martyn.White@arun.gov.uk>
Subject: RE: Stakers Farm

Dear Martyn

Many thanks for the response. Appreciate everyone is flat out.

Have a good weekend.

Kind regards,
Peter

From: Martyn White [<mailto:Martyn.White@arun.gov.uk>]

Sent: 21 January 2022 16:02

To: Peter Cleveland [REDACTED]

Subject: [EXTERNAL] RE: Stakers Farm

Good Afternoon Peter,

I need to discuss the application with Dan and haven't had time to do that yet, for which I am sorry. I hope to speak to him in the next couple of days, so that we can deal with the application.

I hope that this is acceptable for the time being

Kind Regards

Martyn

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working week (all day Monday and Friday and Tuesday Afternoons)

T: 01903 737717

E: Martyn.White@arun.gov.uk or Conservation.officer@arun.gov.uk

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From: Peter Cleveland [REDACTED]

Sent: 21 January 2022 11:55

To: Martyn White <Martyn.White@arun.gov.uk>

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Stakers Farm

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Morning Martyn

I hope all is well. Sorry to send a follow up email but we are keen to conclude discussions on the above and would be grateful for your comments.

Kind regards,
Peter

From: Peter Cleveland
Sent: 11 January 2022 08:45
To: Martyn White <Martyn.White@arun.gov.uk>
Cc: Maria.Tomalova@arun.gov.uk
Subject: RE: Stakers Farm

Morning Martyn

I hope you are well.

I just wanted to follow up on the email below from my colleague Ellie below. [REDACTED] picking this one up from here on. We would be very grateful for your comments on the below as we would like to get to a conclusion on the application as soon as possible.

I look forward to hearing from you.

Kind regards,
Peter

From: Ellie White
Sent: 06 December 2021 14:17
To: Martyn White <Martyn.White@arun.gov.uk>
Cc: Peter Cleveland [REDACTED]
Subject: Stakers Farm

Hi Martyn,

Apologies for the delay in sending this further information over and thank you for your time on the phone last month. Please find attached an updated site plan which includes changes to materials, amended elevation, and a picture of the existing barn 2 elevation that I believe you were concerned about.

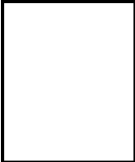
Following our conversation, we have sought to consider the following:

- Surfacing materials for the access and parking areas – we have changed the previously proposed brick paviors within the parking areas to permeable gravel laid within a grid system with blue stable bricks for the pedestrian areas.
- Inclusion of shutters – these would need to be new doors given that the current are not salvageable. We would like for the treatment and colour to be conditioned please.
- Barn 2 potential for window to dominate the elevation - As shown on the attached photo, this is an original cart shed opening which has previously been crudely infilled with brickwork and a door. The original timber beam above the opening is still in position, and this will be retained and used as the top of the reinstated opening. The removal of the door and infilled brickwork will reinstate the original opening, and this will be clearly expressed with a simple, full height glazed screen.
- Barn 1 south east elevation - The proposed windows to the south east elevation of Barn One are all within existing openings and would all serve bedrooms. We have now omitted the horizontal boarding to the window serving bedroom 3 and shown this as full height glazing to match the other proposed windows. Can window details be dealt with via condition if needed?

[REDACTED] Peter in case any on-going discussions are required post this time.

With Kind Regards,

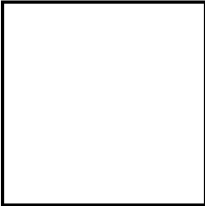
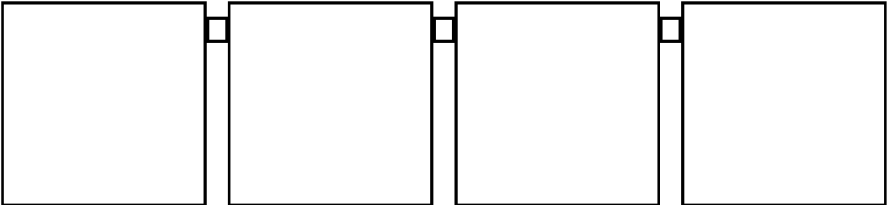
Ellie



 Peter Cleveland
Partner, Head of Planning



Rowan House, Baffins Lane, Chichester, West Sussex PO19 1UA



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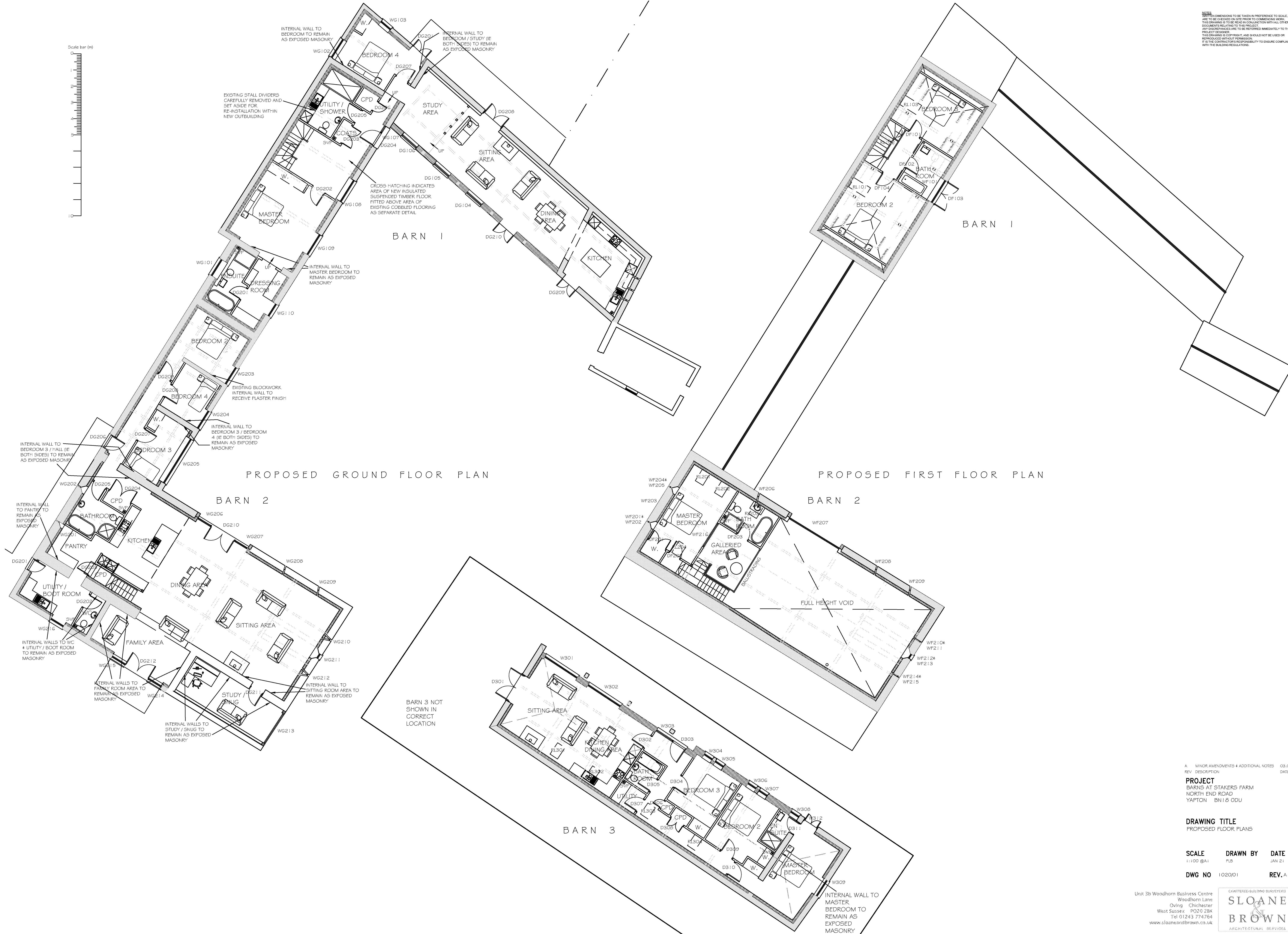
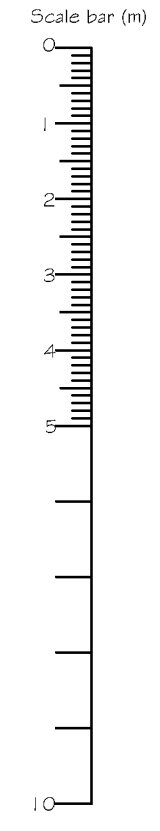
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A	MINOR AMENDMENTS & ADDITIONAL NOTES	03.11.21
REV	DESCRIPTION	DATE

PROJECT
BARN 1 AT STAKERS FARM
NORTH END ROAD
YAPTON - BN16 0DU

DRAWING TITLE
PROPOSED FLOOR PLANS

SCALE
1:100 @ A1

DRAWN BY
FLB

DATE
JAN 21

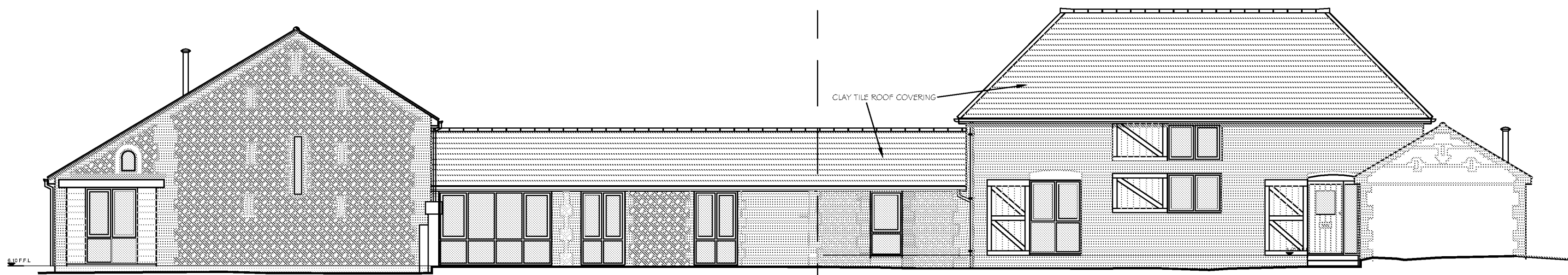
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REV A

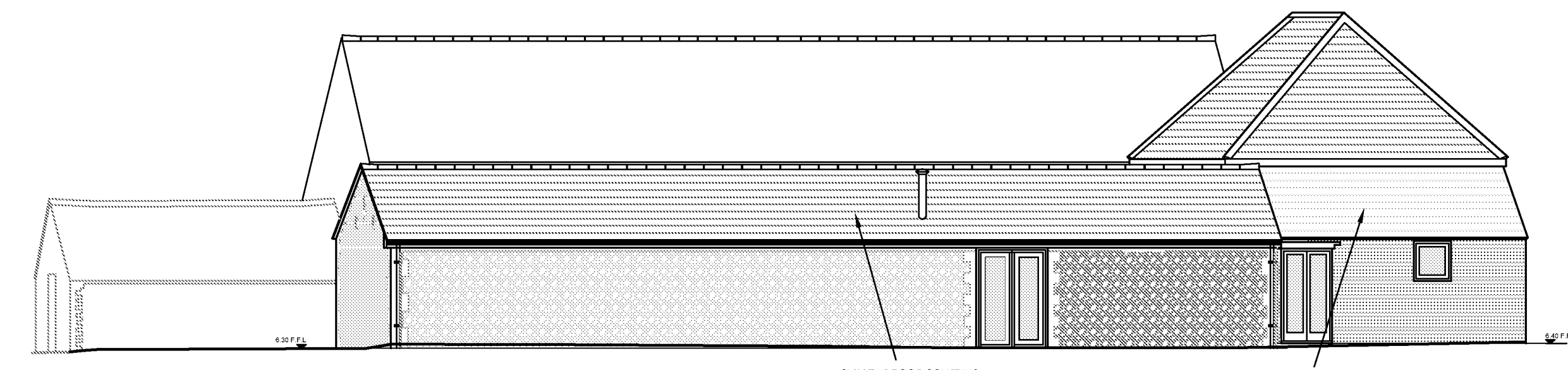
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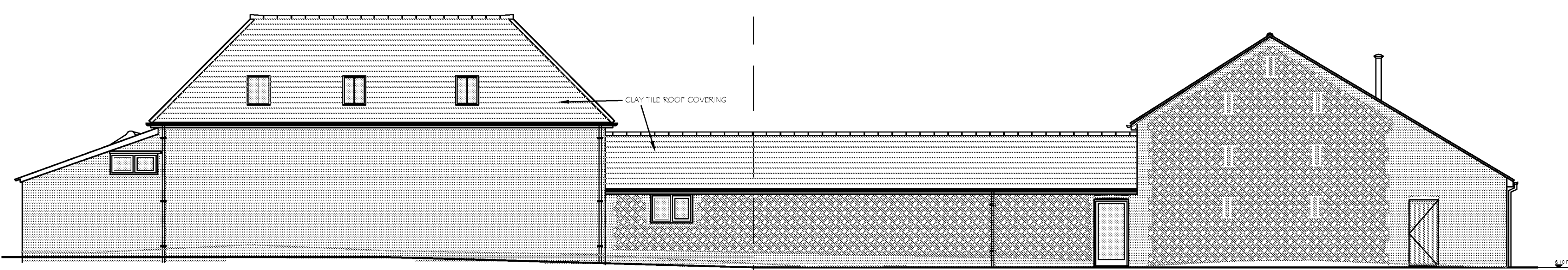
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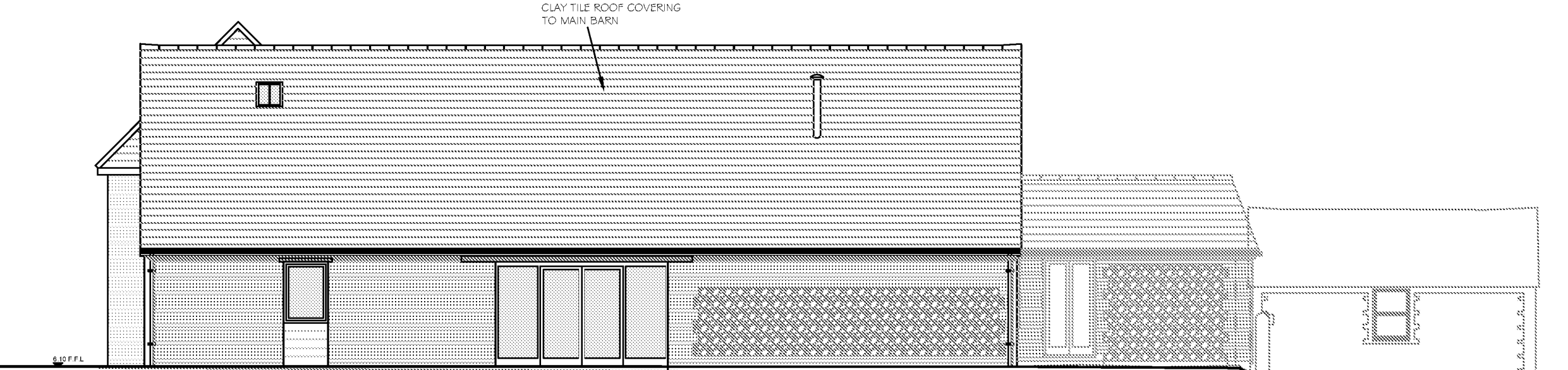
BARNs 1&2 PROPOSED SOUTH EAST ELEVATION
SHOWING SHUTTERS OPEN



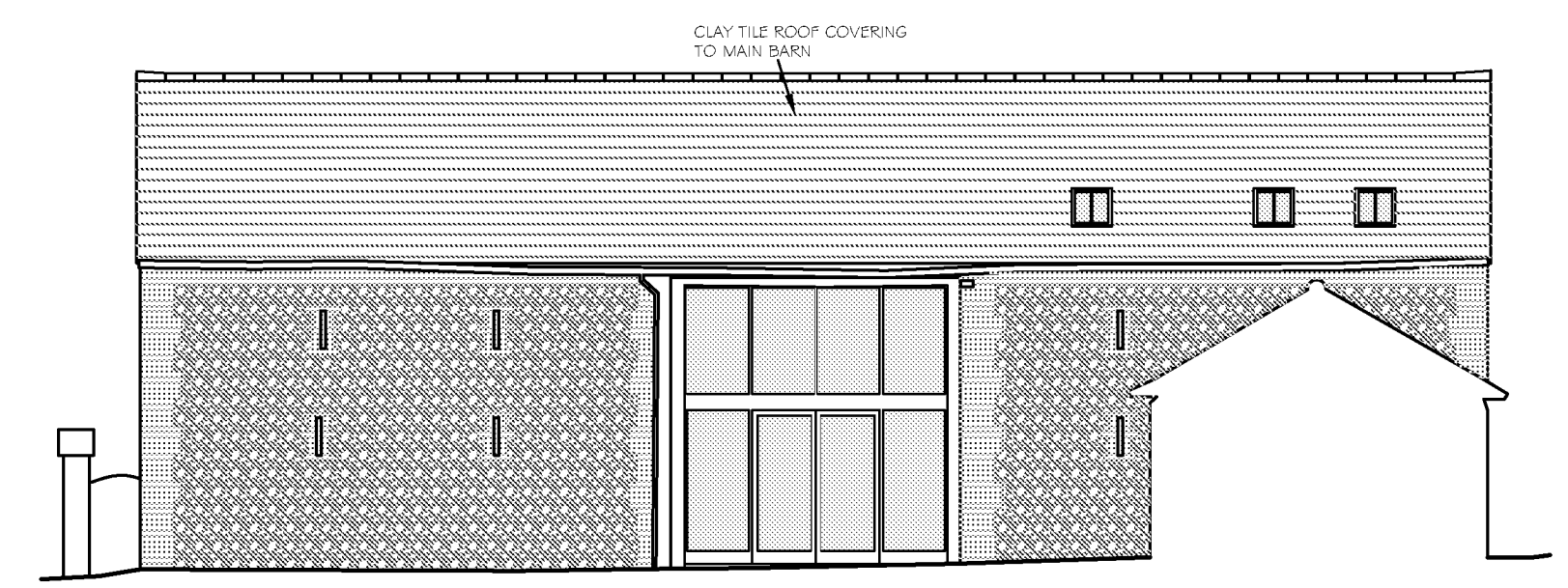
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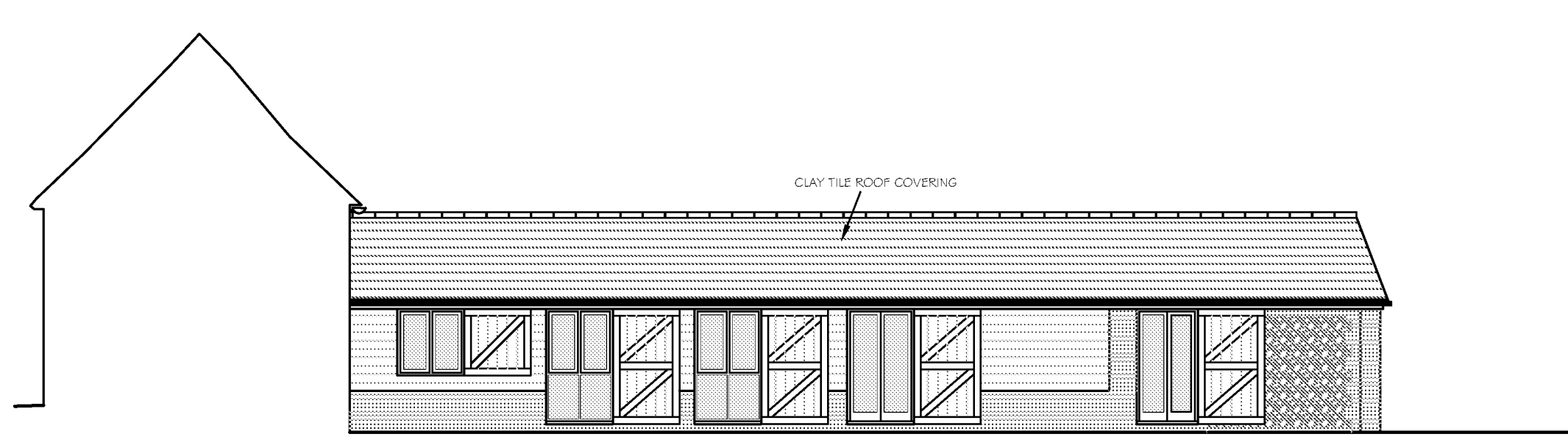
BARNs 1&2 PROPOSED NORTH WEST ELEVATION



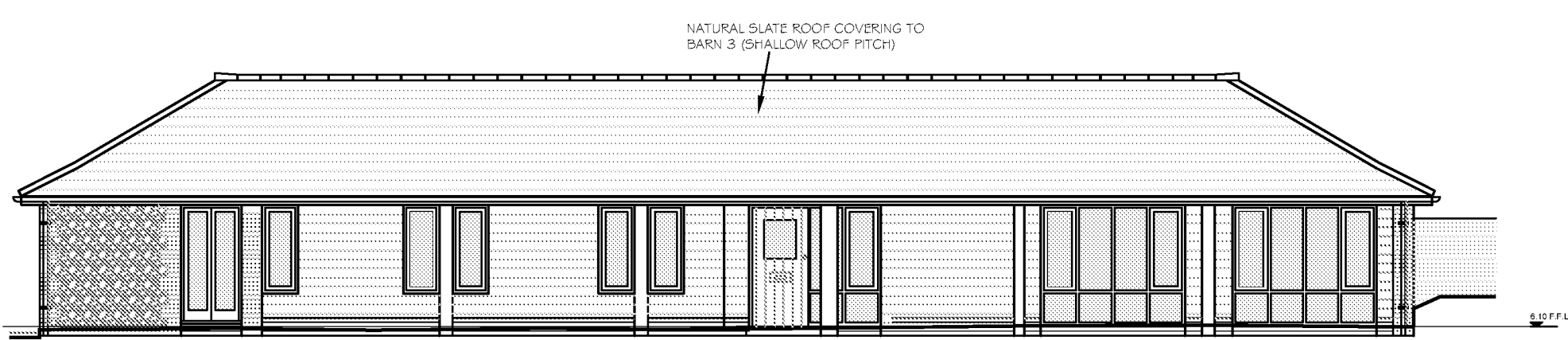
BARN 2 PROPOSED SOUTH WEST ELEVATION



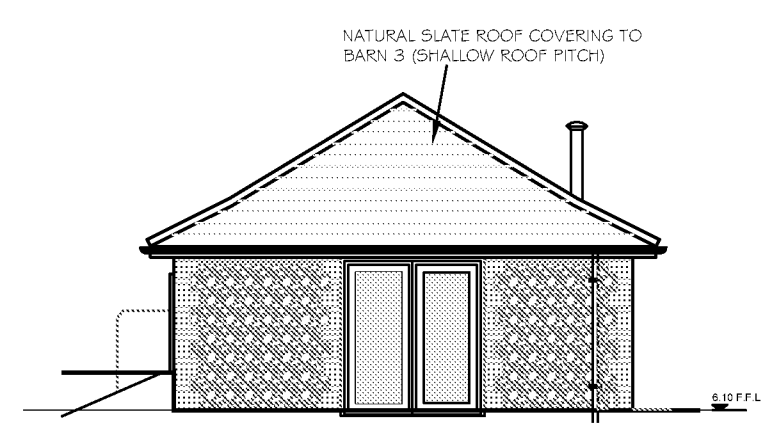
BARN 2
PROPOSED NORTH EAST COURTYARD ELEVATION



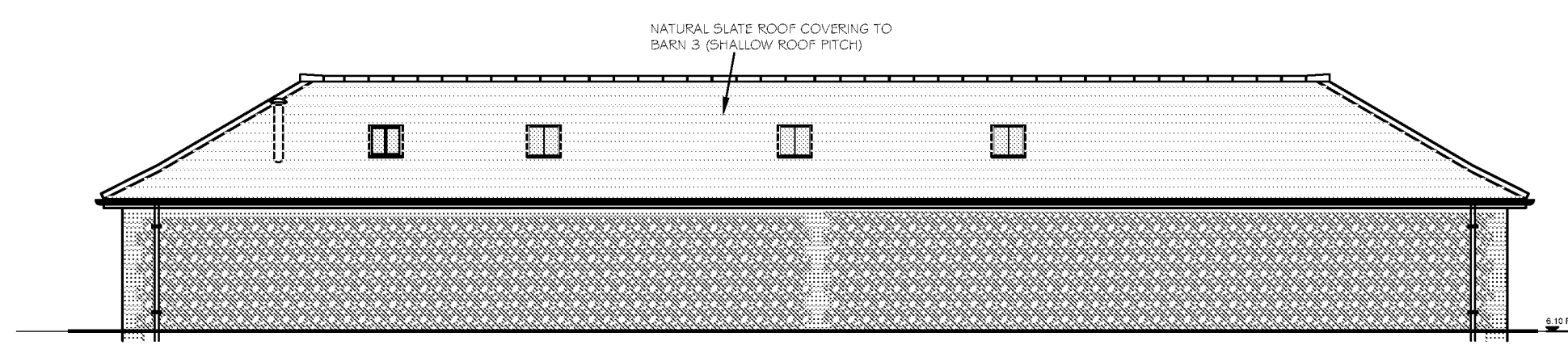
BARN 1
PROPOSED SOUTH WEST COURTYARD ELEVATION
SHOWING SHUTTERS OPEN



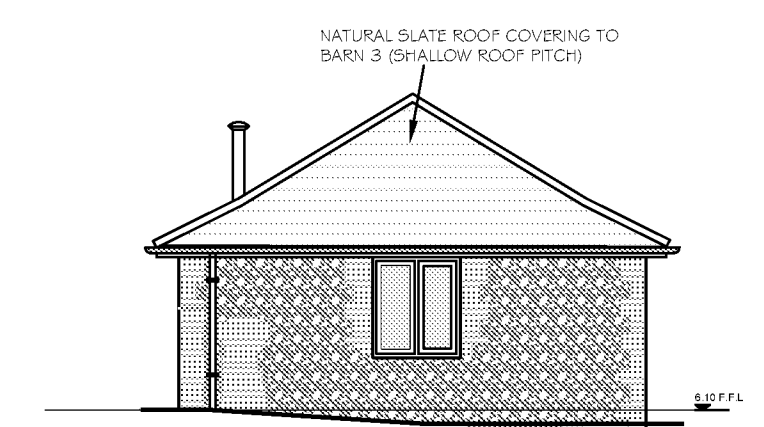
BARN 3 PROPOSED
FRONT (NORTH EAST) ELEVATION



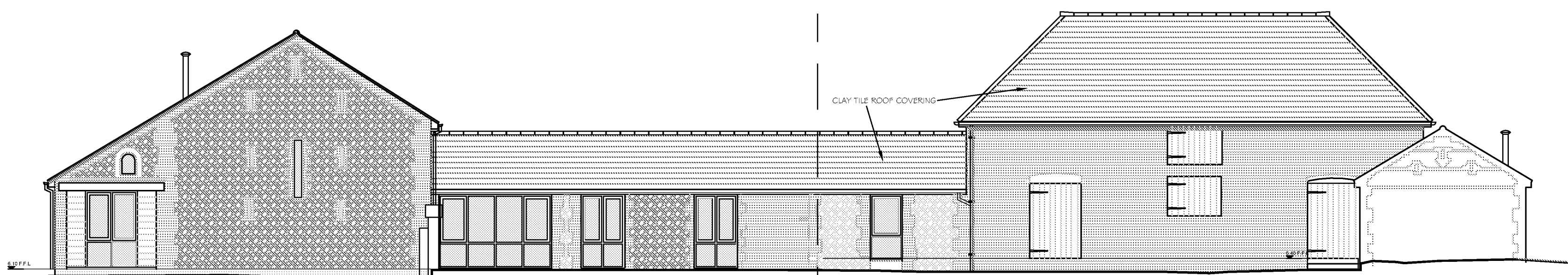
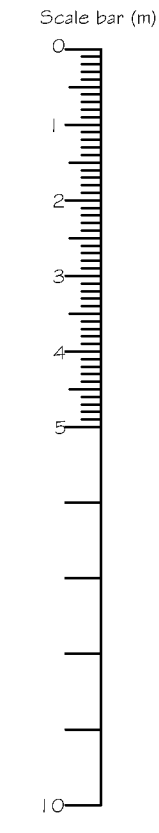
BARN 3 PROPOSED
SIDE (NORTH WEST)
ELEVATION



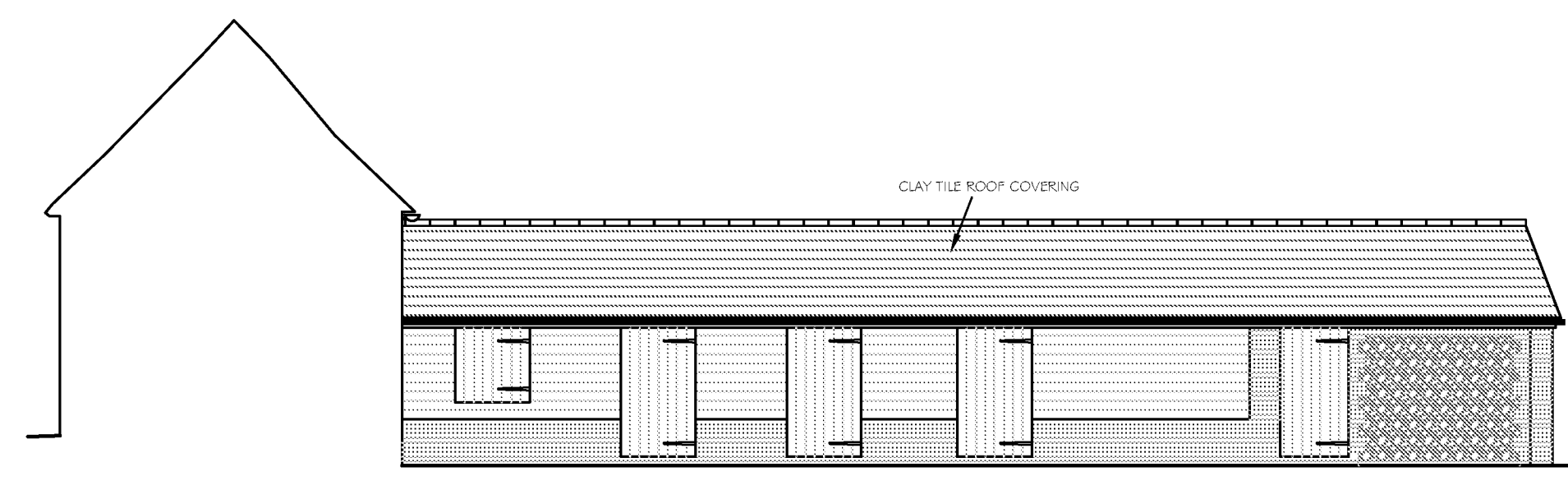
BARN 3 PROPOSED
REAR (SOUTH WEST) ELEVATION



BARN 3 PROPOSED
SIDE (SOUTH EAST)
ELEVATION



BARNs 1&2 PROPOSED SOUTH EAST ELEVATION
SHOWING HATCHES CLOSED



BARN 1
PROPOSED SOUTH WEST COURTYARD ELEVATION
SHOWING HATCHES CLOSED

D	WINDOWS TO SOUTH EAST ELEVATION AMENDED	08.06.22
C	WINDOWS TO SOUTH EAST ELEVATION AMENDED	08.06.22
B	WINDOW TO SOUTH EAST ELEVATION AMENDED EXTERNAL SHUTTERS ADDED	03.12.21
A	MINOR AMENDMENT TO EXTERNAL MATERIALS	09.03.21
REV	DESCRIPTION	DATE

PROJECT
BARNs AT STAKERS FARM
NORTH END ROAD
YAPTON BN1 8 ODU

DRAWING TITLE
PROPOSED ELEVATIONS

SCALE	DRAWN BY	DATE
1:100 @A1	FLS	MAR 21
DWG NO	1020106	REV. D

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