

Notes of meeting on 18th February 2014 with Arun District Council

SUBJECT: Reserved Matters Application. Land to the rear of Fellows Gardens, Yapton. Planning Ref: Y/30/13

Present: Cian Cronin. ADC
David Nash. Bellway Homes
Peter Whiting. Bellway Homes
Celia Bedford. LBP

DN opened the meeting by reporting the public engagement exercise that had been undertaken on Wednesday 12th Feb at Yapton Village Hall. 50 leaflets had been distributed to nearby and adjoining properties. 20 people attended the exhibition. It was explained that the proposals were only for reserved matters relating to the outline permission already granted. 5 comment sheets were returned on the day, with until 19th Feb given for postal returns. 2 comments related to drainage, and 3 related to the relationship of new properties to those in Burndell Road. 1 comment was a very positive response. These comments have been addressed by adjusting the location of plot no. 13 in the north east corner of the site. Drainage will be addressed in the technical report to be submitted with the application but will be designed not to increase the risk of flood elsewhere.

DN to write and inform local responders when the RM application is submitted.

The revised layout and housetype elevations were then tabled.

PW said that the road layout has been sent to WSCC for tracking comments

CC made the following comments that he would like to see addressed in the RM application.

- Elevations need to be more ambitious. Keep a consistent palette of materials to each housetype. Plots 28 and 29 were specifically referred to as these are important in the view into the site
- The house on Plot 2 is prominent when entering the site and design needs to be addressed and possibly set back into site. The treatment of the north flank elevation was also raised – explore chimney detail or similar.
- The gap between Plots 8 and 21 needs to be addressed as blank walls are facing the road at this point. Re-orientating plots 18- 21 was discussed as a possible solution
- Bin and cycle stores need to be shown on plans
- Plots 18 and 19 have a view directly onto 6 parking spaces. A solution could be to move parking spaces to east to allow room for hedge (or could be addressed by the changes made in point 3 above)

- Fellows Gardens' houses have half-hip roofs. Maybe a good idea to introduce this to most of the roof forms as a common theme (rather than full hips) but leave the narrow fronted deep plan individual units as gables

- Plots 15 – 17 have been re-orientated and now are a feature at the end of the access road. Their design needs to be more interesting

- Garages should measure 6m x 3m internally – this was confirmed by Bellway

- More ideas were discussed with regard to detailing of the elevations. Ideas included:

- contrasting roof ridge tiles (as Fellows Gardens)
- part tile hanging on one housetype
- string courses on the brick work

(CC referred to planning approval ref: LU/116/13 in this regard)

- Submitted plans should show depth of window reveals (70-80 mm)

- Sketch views, perspectives and images ('hand' drawn) are useful to explain proposals to Committee

PW discussed material samples. It was agreed that an Ibstock Red Light Multi-stock brick (Parham) would be used and a cream coloured render for walls. A grey smooth (Marley Edgemere) tile would be used with the brick and a similar brown smooth tile would be used with the render

DN raised a point regarding the construction site access as this was an issue raised at the public exhibition. A possible access from the west of the site, avoiding Fellows Gardens, was being explored. **CC** had no issue with this subject to temporary pp and care regarding the adjacent listed building

The Reserved Matters application will be submitted by the end of February and will include all the reserved matters together with information to clear all pre-commencement conditions with the exception of those relating to roads and drainage.

Conclusion of Preapplication Stage

The above note represents the end of the pre-application process and, subject to the points raised, indicates officer support for the project to progress to formal submission of the Reserved Matters pursuant to Outline permission Y/30/13.

Signed (for Arun DC):

Dated:

CB 20.02.2014

Cian Cronin post meeting notes comments:

- 1) Key issue raised was the need for a consistent approach to materials on the various house types. Plots 2, 28, 29, 33 were all the same (or very similar)

house types with different materials used. The development would appear more coherent and legible if a single palette of materials was used for each house type throughout the site.

- 2) Plots 8 and 10 have a full hip roof design which is not consistent with the surrounding area. A half hip similar to the approach in Fellows Gardens would be more suitable.
- 3) Detailed plans should include a bin method statement or clear diagram which sets out the approach to this throughout the site.
- 4) Plans at a scale of 1/20 should be submitted setting out the following:
 - a. Brickwork Cills
 - b. Brickwork Soldier Coursing
 - c. Depth of overhang for roofs (300mm suggested)
- 5) Improved landscaping in the following locations will be important as they are susceptible to being used as overflow car parking spaces or important to the amenity of the site:
 - a. South of Plot 2's garden
 - b. South of Plot 8's garden
 - c. North of Plot 21
 - d. Area to the east of parking spaces 17/16/21.
 - e. Area near site entrance to the east and south of the public open space for Fellows Gardens.
- 6) Details of the boundary fencing used to enclose the pumping station and any security measures utilised.
- 7) Details of the boundary fencing used on plots 2, 8, 9, 13, 14, 15, 17, 20 21 and 34 as they are likely to be visible from public areas.

