



From: James Hutchison [REDACTED]
Sent: 26 July 2019 10:45
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear Simon,

Please find attached photographs of the existing landscaping along the Maypole Lane street frontage. I assume that you are happy to condition the retention of the same. If so, please let me know what further information, if any, you require in respect of the landscaping?

I understand that you are seeking legal advice in respect of the materiality of the changes we have made to the access, and that these comments will be received within the next week or so, and will not hold up the issuing of a decision within the timeframe of the application you have provided – 16 August 2019. On that basis, we are agreeable to extending the time limit until then.

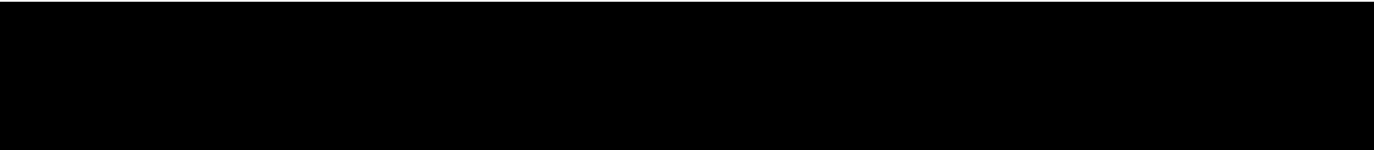
In respect of the consultation with your legal team, I trust that full details will be provided to them showing what was approved at appeal, as well as what is now being proposed. The essential point being that we are not materially changing the means of access from the site onto the highway, and that it is inherent within the RM application that minor non-material changes can be made to the access point (by condition or otherwise) and that with layout withheld in the granting of outline consent, the internal road/driveway would always be liable and subject to some degree of change. It is at the discretion of officers whether they are willing to consider the changes being proposed as material, and for this reason it is our contention that it is not so much a legal matter, as a matter to be addressed using planning judgement. We await your comments.

In the meantime, we will send you the amended plan with the car changing point shown within the next week.

Kind Regards,

James

James Hutchison MRTPI
Planning Director



Website: www.corbilplanning.co.uk

Registered Company No: 09991331

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]

Sent: 23 July 2019 14:41

To: James Hutchison [REDACTED]

Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear James,

I do not consider that any additional landscaping is required (and am happy to allow the occupant to do what they will in their garden), we just need to be sure of what is being proposed on the other parts of the site. I note that you talk about the retention of vegetation along Maypole Lane. Do you have any photos of the existing hedge? I have not been to site recently and the photos we took for the outline show very little in the way of a hedge to the Maypole Lane frontage.

We are unsure of whether the access specification can be changed or not and we need to seek advice from our legal team to be able to say whether we require it to be changed back or left as shown. This advice may take some time (1-2 weeks) to be provided.

I have no further issues. As regards timescales, I would refer you back to my previous request for an extension until the 16th August. In all likelihood, this will mean that your application is dealt with quicker than others in my existing caseload. If you can agree to this, then I will keep to it unless there is further delay due to the need to resolve the access issue.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: James Hutchison [REDACTED]

Sent: 23 July 2019 11:57

To: Simon Davis <Simon.Davis@arun.gov.uk>

Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear Simon,

Thank you for your e-mail.

I respond accordingly:

1. We will submit an additional site plan to encompass more detail in the form of a landscaping scheme, however essentially, with limited visibility to the public realm owing to the retention of vegetation along the boundary with Maypole Lane, we have left it largely to the discretion of the applicant how they wish to design the gardens to their property. The position of new hedgerows are shown on the plan (we will provide

more information as you have required) and the areas of hard and soft landscaping (driveways, paths, grassed areas) are readily identifiable on the site plan.

Please advise whether you are looking for more planting on the site than that shown, or whether you just want more information on the planting already shown?

2. With regards to the proposed block plan, as you have stated, the block plan submitted with the outline application was indicative only. The important matter (as you have also noted) is that the redline on the location plan matches between the outline and reserved matters application – the extent of the application site is therefore the same. Additional architectural and survey work reflected in the reserved matters application shows the final proposed block plan from which all reserved matters details can be assessed against.

As far as means of access is concerned, the siting of the access onto the public highway is the same as the outline scheme, with the only change being a slightly wider access and driveway being included under the reserved matters submission. We note that at no point in the outline application was there any concerns raised in respect of highway safety or capacity by WSCC Highways, and with the access only being marginally widened (and re-assessed again at RM by the same consultee without objection), there has been no material impact arising from the change. We therefore contend that this change is immaterial in the context of the site and proposal, and the widened access/driveway can readily be conditioned as part of the RM consent.

Please can you confirm whether:

- (a) You would like us to reduce the width of the access and driveway to strictly follow the outline consent; or
- (b) You are satisfied to proceed with the access as shown on the current plan and condition the same for compliance?

3. I will ask the architect to confirm this detail (car charging points) in a non-material revision to the floor plan.

I trust that the above responses to your e-mail are sufficient to enable you to grant permission subject to following being received before a decision is issued:

- (i) More detail on the landscaping scheme / proposed block plan;
- (ii) Car charging point shown on the proposed floor plan.

Please confirm whether there is anything else that you need in order for you to recommend approval?

Please also confirm your timescales for the same?

Thank you

Kind Regards,

James

James Hutchison MRTPI
Planning Director

Registered Company No: 09991331

From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: 22 July 2019 16:02
To: James Hutchison [REDACTED]
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear James,

I have looked through the application today. I now recall when I first looked at it upon my receipt and I remember noting that the footprint/design/scale was not materially different to what was indicated at outline. I note that the appeal Inspector had no concerns with the impact of a single storey dwelling on local character/appearance. Therefore, I see no reason why we wouldn't find any harm with scale, appearance or layout. The landscaping also seems generally fine. However there is no detailed scheme to allow us to make a proper assessment or have any certainty as to what landscaping will be implemented/is being approved. As Landscaping is a reserved matter, I do not think that this can be conditioned and I would suggest that you provide a scheme now which includes species, actual quantities proposed, planting density and size at time of planting. Please can you also confirm the other boundary treatments (I assume these are remaining as is).

Please can you also explain why there is a difference between the dimensions of the access that was approved and the access now shown on your block plan? I note that the access and the access driveway are both shown to be wider. As it stands, the access shown is at odds with the Outline planning permission. I also note that there is a difference between the red edges on the new block plan versus the indicative block plan. However, as the indicative block plan did not form part of the outline approval and as the corresponding location plans match, this is in itself not an issue.

Please note that a condition will be imposed requiring a strategy for the provision of electric charging facilities. Our standard condition is as follows: *Prior to occupation of the new dwellings, a strategy for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the local planning authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition. Reason: New petrol and diesel cars/vans will not be sold beyond 2040, and to mitigate against any potential adverse impact of the development on local air quality, in accordance with policy QE DM3 (c) of the Arun Local Plan, the Arun District Council Electric Vehicle Infrastructure Study (November 2017) and the National Planning Policy Framework.*

You may wish to avoid this by supplying a strategy/scheme now for consideration by our Environmental Health Officers.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: James Hutchison [REDACTED]
Sent: 19 July 2019 11:18
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear Simon,

Thank you for your e-mail.

I have discussed the matter with my client, and we would firstly like to express our dismay both at the length of time it is taking for the application to be determined, and the inability so far for at least a view to be taken on the likely recommendation. The application was validated on 21 May 2019, and regardless of the continuous resourcing issues at Arun, should by now have been determined.

The matter is not a complex one with outline approval already having been granted by appeal, and whilst I can understand your need to determine applications fairly and in turn, this should not mean that no work is undertaken in the assessment of any other application in your caseload until the point at which the application is written up for decision near to the end date.

It would appear that all that has happened on our application to date, is the receipt of consultation responses, with either no other work having been undertaken on our case to date, or the results of this work not being shared with my client in terms of a likely view on the recommendation.

On the basis that you have dealt with approximately 15 applications since we last communicated 4 weeks ago, you may understand that we are sceptical that our application (now being 36th or thereabouts in line for determination) will be put up for a decision in another 4 weeks' time.

We are not willing to grant the Local Planning Authority extensions of time on the basis of seemingly unrealistic timeframes, and when it is evident that no work is being undertaken on the application in the meantime. This is simply a mis-use of the extension of time limit legislation.

If it is your intention to determine our application in chronological order then please can you advise me as to why my client should agree to the extension of time?

The purpose of an extension of time would seem to have no material effect on the time it is taking the Local Planning Authority to issue a decision, and to agree extensions of time simply for the purpose of maintaining the Council's stats would only mask what it is evidently a serious problem at Arun DC.

I would reiterate my previous point that my client would only agree to an extension of time if it were in exchange for some work being undertaken on our application, and a clear intention for the recommendation on the application to be given to my client now, and in order that some form of progress can be seen to have been undertaken.

I look forward to hearing from you shortly.

Kind Regards,

James

James Hutchison MRTPI
Planning Director

[REDACTED]



ESTATES & PLANNING LTD

Registered Company No: 09991331

From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: 15 July 2019 11:43
To: James Hutchison [REDACTED]
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear James,

We are missing consultation responses from the Councils Tree and Environmental Health Officers but these are not in my mind necessary to enable a decision to be made. All responses can be reviewed on our website.

No further work has been carried out since our last conversation.

I had previously advised that your application was 51st oldest of my caseload of 60. It is now 36th oldest of my 58 applications. Therefore, I would still like to request an extension of time of a month until 16th August 2019. If you are able to agree this despite there being older applications ahead of yours, then I will set some time in my calendar between now and then to write the report.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: James Hutchison [REDACTED]
Sent: 12 July 2019 11:46
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear Mr Davis,

I write requesting an update on the above referenced planning application for reserved matters.

The application is due for determination next Tuesday, 16 July 2019, and there have been no further comments or documents added to the public register since our last correspondence on 21 June 2019.

Please can you advise as to whether any work has been carried out on my client's case since then?

Please can you also advise on your current timescales for a decision to be reached?

I look forward to hearing from you shortly please.

Kind Regards,

James

James Hutchison MRTPI
Planning Director

