

Lynnyrd Wolfe

From: Simon Davis
Sent: 31 July 2019 17:20
To: Planning.Responses
Subject: FW: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton
Attachments: A18028 A(S3)02 - Block Plan REV A.pdf

Please see Action Sheet

Kind Regards

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Save the environment - think before you print.

From: James Hutchison [REDACTED]
Sent: 31 July 2019 11:08
To: [REDACTED]
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear Simon,

Please find attached to this e-mail an amended site plan to show the retention of the existing landscaping along the street frontage.

With regards to the car charging point, we have shown this next to one of the parking spaces in the site's frontage, but we were wondering how the LPA wishes this to be conditioned in terms of compliance as my client is going to be the occupant of the property (they are relocating from Lake Barn to the new house when completed) and will not require the car charging point. It will therefore sit idle for the time that my client occupies the property, and subsequently unless the occupant of the property owns a compatible vehicle for the car charging point that my client would otherwise be forced to install (we would point out that not all charge points are universal).

It would make sense for my client to provide an outdoor power point in this location thereby enabling a car charging point to be installed by the owner / occupant of the property at a given time in the future when a vehicle so requires. It is inevitable that the power supply will in the future of the development be used for the charging of an electric vehicle (owing to the phasing out of ICE vehicles over the next decade or so), however in the meantime it will mean that the power supply will at least be of use to the occupant for the time being and until an electric car is owned by our client or subsequent occupant.

If you are minded to accept an interim situation whereby the use of the power supply is not dedicated to a car charging point until required, may I suggest a condition worded as follows:

Prior to the occupation of the development hereby approved the outdoor power supply shown on drawing no. A(S3)02 rev A shall be installed and made operable. The power supply is to be retained in perpetuity and with the intention of it being in situ to future proof the installation of a car charging point when so required by the occupant of the property at that time.

We believe that such a condition will enable the use of the outdoor power supply in the interim time before it is required for an electric car and will ensure that a car charging point and facility does not sit idle and unused for a

lengthy period of time before actually being required. It also avoids any abortive and unnecessary costs for the applicant at the construction stage.

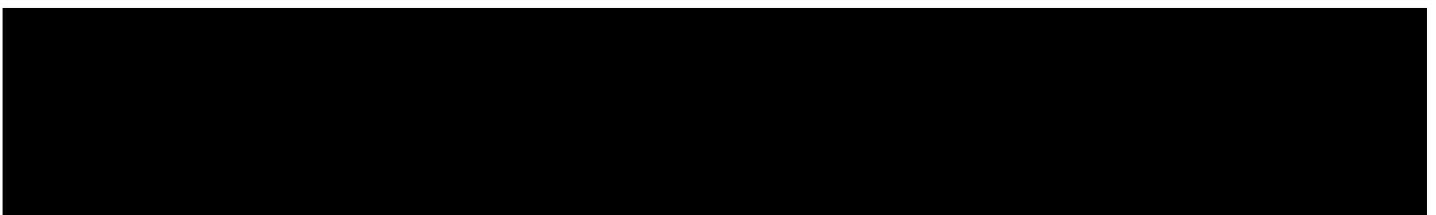
We look forward to hearing from you on this point.

In addition, please can you confirm whether you have received a response from your legal team yet in respect of the access?

Kind Regards,

James

James Hutchison MRTPI
Planning Director



ESTATES & PLANNING LTD

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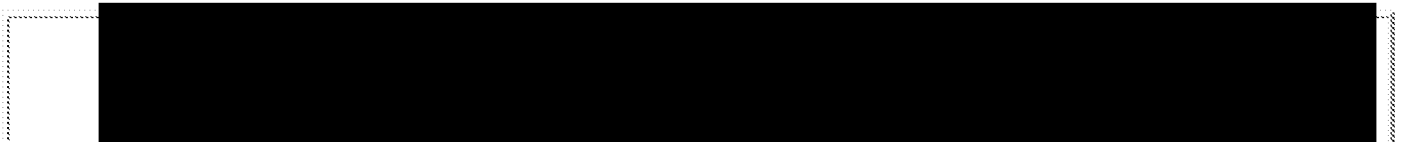
From: Simon Davis [redacted]
Sent: 26 July 2019 10:55
To: James Hutchison [redacted]
Subject: RE: Y/32/19/RES - Land Adj Lake Barn. Maypole Lane, Yapton

Dear James,

Thank you for the photographs – very helpful

On that basis, would it be fair to assume that you are not proposing any planting to this hedge? If correct, then it would be helpful to amend the plan to state retention of existing hedge rather than proposed new hedge. However, if additional planting to the hedge is proposed then I will still require details as previously set out.

Kind Regards



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Save the environment - think before you print.

From: James Hutchison [redacted]
Sent: 26 July 2019 10:45

[REDACTED]
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.

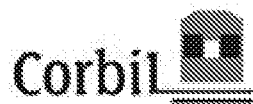
In respect of the consultation with your legal team, I trust that full details will be provided to them showing what was approved at appeal, as well as what is now being proposed. The essential point being that we are not materially changing the means of access from the site onto the highway, and that 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



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Registered Company No: 09991331

From: Simon Davis [REDACTED]
Sent: 23 July 2019 [REDACTED]
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

