

SITE NOTICES

At the time of the officer's site visit a notice was satisfactorily posted as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE

At the time of the officer's site visit on the _____ at _____
a satisfactory notice was not posted. Therefore, the officer posted relevant notices as follows:-

DATE OF SITE VISIT	TIME	LOCATION OF NOTICE
15/11/11	2.15	lamp post to door of shop

.....
Officer's Signature

Recommendation Report

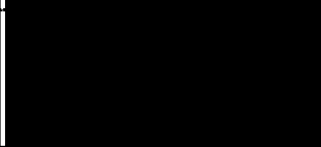
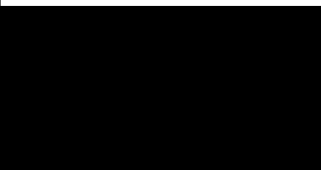
Application No. Y/51/11

Committee ☐ : Date _____

Delegated ☒

Recommend Permission ☐

Recommend Refusal ☒

	Date	Signature
Prepared by Case Officer	4/1/12	
Agreed by Team Leader		
Agreed by H.O.P.S / P.C.M. (if required)	10/1/12	
Committee Plans		

Comments:

Reason - 2 at the request of JLR

Can you inform JLR comment?



Julie Grieves

SAR

From: [REDACTED]
Sent: 25 November 2011 14:44
To: Planningecons
Subject: Re: Fw: Planning Consultation on: Y/51/11/
Attachments: Y5111.doc

Please could this Strategic Planning Response be distributed to the relevant officer please

Kind Regards

Jamie

<u>Jamie Brown</u>	Technician, Strategic Planning Division, Communities and Infrastructure , <u>West Sussex County Council</u> Location: 2nd Floor Northleigh, County Hall, Chichester, PO19 1QT
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Think sustainably. Do you have to print? Can you double side? Do you need colour?

Katie Kurek/SU/WSCC

To [REDACTED]

18/11/2011 16:07

cc

Subject Fw: Planning Consultation on: Y/51/11/

<u>Katie Kurek</u>	Administrator - Office Services - Supporting Strategic Planning, <u>West Sussex County Council</u> Location: 2nd Floor, Northleigh, County Hall, Chichester, PO19 1RH
--------------------	--

Think sustainably. Do you have to print? Can you double side? Do you need colour?

----- Forwarded by Katie Kurek/SU/WSCC on 18/11/2011 16:07 -----

<planningecons@arun.gov.uk>

To [REDACTED]

cc

18/11/2011 10:30

Subject Planning Consultation on: Y/51/11/

To: WSCC LDD (ROW/Strategic/Highways/Archaeology/Ecology)

NOTIFICATION FROM ARUN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

APPLICATION NO: Y/51/11/

Registered: 14-NOV-11

28/11/2011

Site Address: Land rear of Eappa Farmhouse North End Road Yapton
BN18 0DL

Grid Reference: 498136 104300

Category: Plan Applicat'n

Description of Works: New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)

The Council have received the above planning 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 15-DEC- 11.

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website.

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 Mrs S Leeson who can be contacted on telephone number 01903 737769.

Thanking you in anticipation

Regards
Planning Case Officer

consultee_email

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

NLPG UPRN 100062237016

DX 57406 Littlehampton

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

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This e-mail and any attachments are confidential and intended solely for the persons addressed. If it has come to you in error please reply to advise us but you should not read it, copy it, show it to anyone else nor make any other use of its content. West Sussex County Council takes steps to ensure e-mails and attachments are virus-free but you should carry out your own checks before opening any attachment.

28/11/2011



Mr. M. Pearce,
3 West Ridings,
East Preston,
LITTLEHAMPTON,
West Sussex
BN16 2TD

Your Ref:

Our Ref: SL/SW

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



21st November 2011

Please ask for:
Planning Services
Mrs S Leeson
Direct Line: (01903) 737769

Dear Mr. Pearce,

LPA Ref: Y/51/11
Proposal: New Dwelling
Address: Land rear of Eappa Farmhouse, North End Road, Yapton

Please find attached the Council's standard notification letter regarding affordable housing financial contribution requirements for information.

Unfortunately, the Council is minded to refuse the above planning application. In such circumstances it would be unreasonable to expect you to enter into a legal agreement to secure the provision of financial contributions incurring the associated administrative costs at this time.

Assuming no legal agreement is entered into, an additional refusal reason will appear on the Decision Notice that no mechanism is in place to secure the necessary financial contributions. However, upon receipt of the Refusal Notice, should you decide to appeal the Council's decision or make a resubmission to the Council you can at the appropriate time instruct the Council's Solicitor to prepare the necessary legal agreement as outlined in the attached letter. In the event of an appeal the Council would withdraw the refusal reason when in receipt of a satisfactory legal agreement.

For information purposes the commuted sum payable for the proposal would be £6,123.00.

I trust this information is of assistance to you and should you wish to discuss this matter further please contact me on the above number.

Yours sincerely

Susan Leeson
Principal Planner



Mr M Pearce
3 West Ridings
East Preston
West Sussex
BN16 2TD

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref:

Our Ref: Y/51/11/

Please ask for: Mrs S Leeson

Direct Dial: 01903 737769

15th November 2011

Dear Mr Pearce

The Town and Country Planning Act 1990 (as amended)

New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)
Land rear of Eappa Farmhouse North End Road Yapton BN18 0DL

Thank you for your recent application, which was accepted as valid on 14th November 2011. It is being dealt with by Mrs S Leeson who will be able to help you by telephone should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is now legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 15th December 2011 which is the end of the advertising period.

If you have not received a decision by 9th January 2012 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Temple Quay House, 2 The Square, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

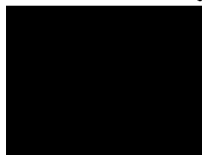
This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk or seek your own professional advice. If you are in any doubt you will need to submit a formal Building Regulations submission.

PMAC11

X

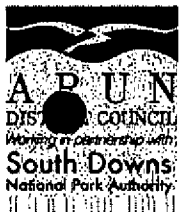
I trust this of assistance to you.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

PMAC11



Mr G Masters
Eappa Farmhouse
North End Road
Yapton
West Sussex
BN18 0DL

Dear Mr Masters

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)
Land rear of Eappa Farmhouse North End Road Yapton

Thank you for your recent application which I received on 10th October 2011. It is being dealt with by Miss C Burrows who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised location plan showing the access with the red edge amended to extend to the point of the highway. You also need to Blue edge the other land under the same ownership and control of the applicant in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of amended proposed 1st floor west elevations as they do not coincide with the floor plans in accordance with the guidance notes available on our website detailed below (click on National List).

Please confirm in writing that the Site drw no. 8 plan and streetwise location plan can both be removed as part of the application as you have already provided the required plans.

The existing site plan can remain but the red edge needs to be removed.

The proposed site plan needs to clearly show the point of access.

This application requires a Flood Risk Assessment. Please refer to the guidance notes available on our website detailed below (click on Local List)

Please submit 1 electronic or 3 paper copies of existing and proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List).

Charlotte Burrows @ arun.gov.uk

(Extended to Wed AM)

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: Y/51/11/
Your Ref:

Please ask for:
Miss C Burrows
01903 737500 Ext 37459

12th October 2011

pmac42

Charlotte Burrows

From: Michael Pearce & Associates Ltd [REDACTED]

Sent: 14 November 2011 12:57

To: Charlotte Burrows

Subject: Eappa Farmhouse

Miss Burrows,

This e-mail is to confirm that I have been instructed by Mr Masters to act on his behalf.

Mr Masters

Regards

Michael Pearce
BSc(Hons) MRICS
[REDACTED]

13:21 - Spoke to applicant
+ have confirmed he is
now acting as agent.
14.11.11 CB.

Michael Pearce & Associates Ltd Chartered Surveyors
[REDACTED]

www.mpa-surveyors.co.uk



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Mr G Masters
Eappa Farmhouse
North End Road
Yapton
West Sussex
BN18 0DL

Your Ref:
Our Ref: Y/51/11/
Please ask for:
Miss C Burrows
01903 737500 Ext 37459
14th November 2011

Dear Mr Masters

The Town and Country Planning Act 1990 (as amended)

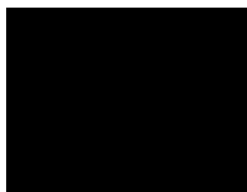
New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)
Land rear of Eappa Farmhouse North End Road Yapton BN18 0DL

I refer to your application which was received on 10th October 2011 and dealt with by Miss C Burrows.

After examining details of the submitted documentation I am unable to validate the application. In the absence of any further advice from you I have now recorded this application as 'Incomplete'. Arrangements will be made to refund any fee paid.

If you intend to proceed with your proposals at some later date you should re-submit a fresh application with all the documentation in accordance with any advice given to you by this office. Should you wish to discuss the matter further prior to re-submitting please contact Miss C Burrows on the above telephone number.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

CXB

PMAC51



Mr G Masters
Eappa Farmhouse
North End Road
Yapton
West Sussex
BN18 0DL

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
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e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: Y/51/11/
Your Ref:

Dear Mr Masters

Please ask for:
Miss C Burrows
01903 737500 Ext 37459

28th October 2011

The Town and Country Planning Act 1990 (as amended)

**New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)
Land rear of Eappa Farmhouse North End Road Yapton**

Thank you for the information you have sent following my previous letter. Unfortunately I am still unable to accept the application as valid until the following matters are resolved:-

I require 1 electronic or 3 paper copies of a revised location plan showing the access with the red edge amended to extend to the point of the highway. You also need to Blue edge the other land under the same ownership and control of the applicant in accordance with the guidance notes available on our website detailed below (click on National List).

Please provide 1 electronic or 3 paper copies of amended proposed 1st floor west elevations as they do not coincide with the floor plans in accordance with the guidance notes available on our website detailed below (click on National List).

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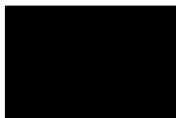
Please submit 1 electronic or 3 paper copies of existing and proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List).

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 11th November 2011. If this information is not received by this date the application will be returned as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy



Mr G Masters
Eappa Farmhouse
North End Road
Yapton
West Sussex
BN18 0DL

Dear Mr Masters

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General
Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Our Ref: Y/51/11/

Your Ref:

Please ask for:

Miss C Burrows
01903 737500 Ext 37459

12th October 2011

**The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)**

New dwelling. Resubmission of Y/7/11 (This application is a Departure from the Development plan)

Land rear of Eappa Farmhouse North End Road Yapton

Thank you for your recent application which I received on 10th October 2011. It is being dealt with by Miss C Burrows who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

I require 1 electronic or 3 paper copies of a revised location plan showing the access with the red edge amended to extend to the point of the highway. You also need to Blue edge the other land under the same ownership and control of the applicant in accordance with the guidance notes available on our website detailed below (click on National List).

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Please submit 1 electronic or 3 paper copies of existing and proposed roof plan in accordance with guidance notes available on our website detailed below (click on National List).

pmac42

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/main.cfm?type=SUBMITAPAPERAPPLIC>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by 26th October 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

pmac42

Sunnymead Farm

ARUN DISTRICT COUNCIL

No. Y 43 00

RECEIVED 25.8.00

3.8m

Apple Tree
Cottage

Wee Hoose

Homing Cott

North End Cottage

The Old
Thatched Cottage

Brambles

Amberwell



ARUN DISTRICT COUNCIL
THIS COPY HAS BEEN PREPARED SPECIFICALLY FOR THE
PLANNING COMMITTEE
DATE 25.8.00
BY MADE

1:500
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Arun District Council LA077011 1999



ARUN DISTRICT COUNCIL

HOUSHOLD APPLICATION FOR FULL PLANNING PERMISSION

FOR OFFICIAL USE ONLY
App. No: Y/4-3/00
Date Received: 25.8.00

1. APPLICANT (Block capitals please)

Full Name MR. G. MASTERS

Address EAFFA FARMHOUSE, NORTH END ROAD,
YAPTON, WEST SUSSEX BN18 0DL

Ref. No:

2. AGENT (if completed by Agent) (Block Capitals please)

Full Name MR. S. HIGHWOOD

Address 2 THE COTTRELLS,
HANGIERING, WEST SUSSEX BN16 4AF

Tel. No:

3. Address of property to be altered or extended

EAFFA FARMHOUSE, NORTH END ROAD, YAPTON, WEST SUSSEX
Post Code BN18 0DL

4. Description of proposed works, use i.e. extensions, granny annexe, etc.

PROPOSED TWO STOREY DETACHED OUTBUILDING

5. Access to roads

Does your development involve:

(a) A new access to a road

(b) Alteration to an existing access

If YES, please show details on your plans.

Please State
YES or NO

NO

NO

6. Public Right of Way

Will the development (including any new or altered access) affect a public footpath or other public right of way?

NO

7. Particulars of Site

Does the development involve the removal or lopping of any trees, shrubs or hedges?

If Yes, show their position and spread on the plans indicating any to be removed or cut back.

NO

8. Drainage

How do you propose to deal with foul/surface water drainage?

SURFACE - SPARKAWAY

FOUL - NA

I/We hereby apply for full planning permission

Signed

Date

21/08/00

01502/99

APTON

Y/43/00/

Proposed two storey detached
outbuilding

Eappa Farmhouse
North End Road
Yapton

RECOMMENDATION

Approve Cond

- 1 The development hereby permitted shall be begun before the expiration of 5 years from the date of this permission.

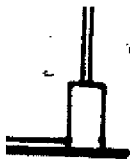
Reason: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The materials and finishes of the external walls and roof of the building hereby permitted shall match in colour and texture those of the existing building.

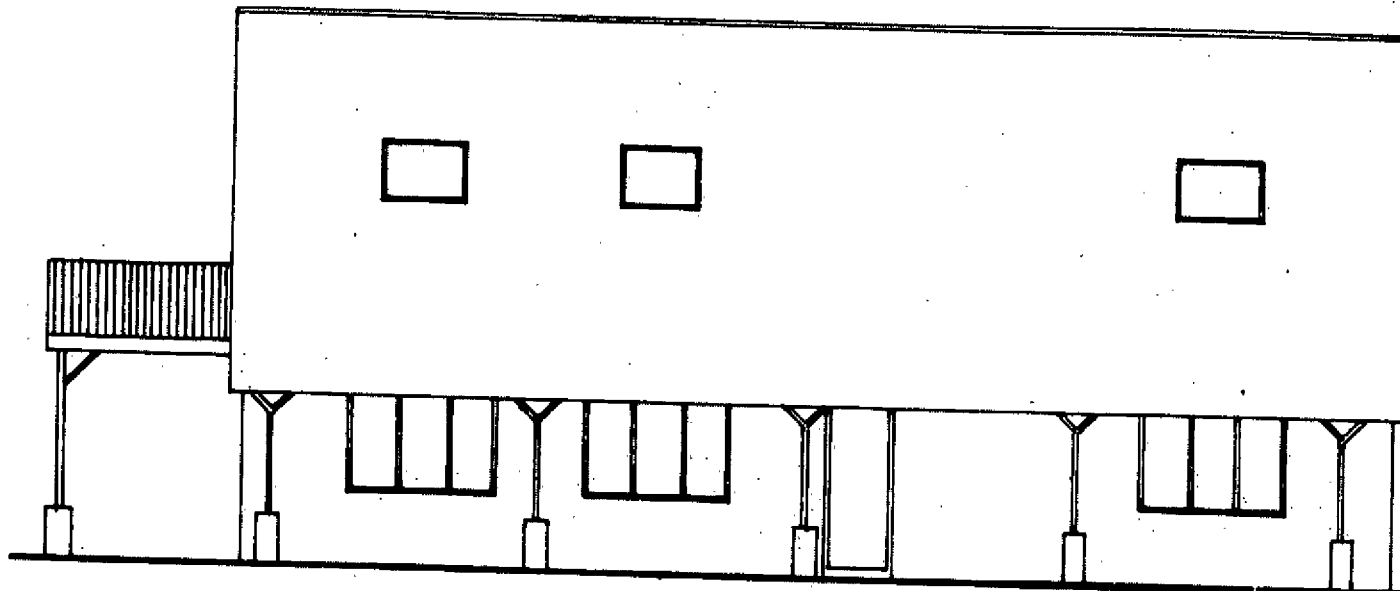
Reason: In the interests of amenity.

- 3 The accommodation hereby permitted shall be occupied solely for purposes incidental to the occupation and enjoyment of Eappa Farmhouse as a dwelling and shall not be used as a separate unit of accommodation.

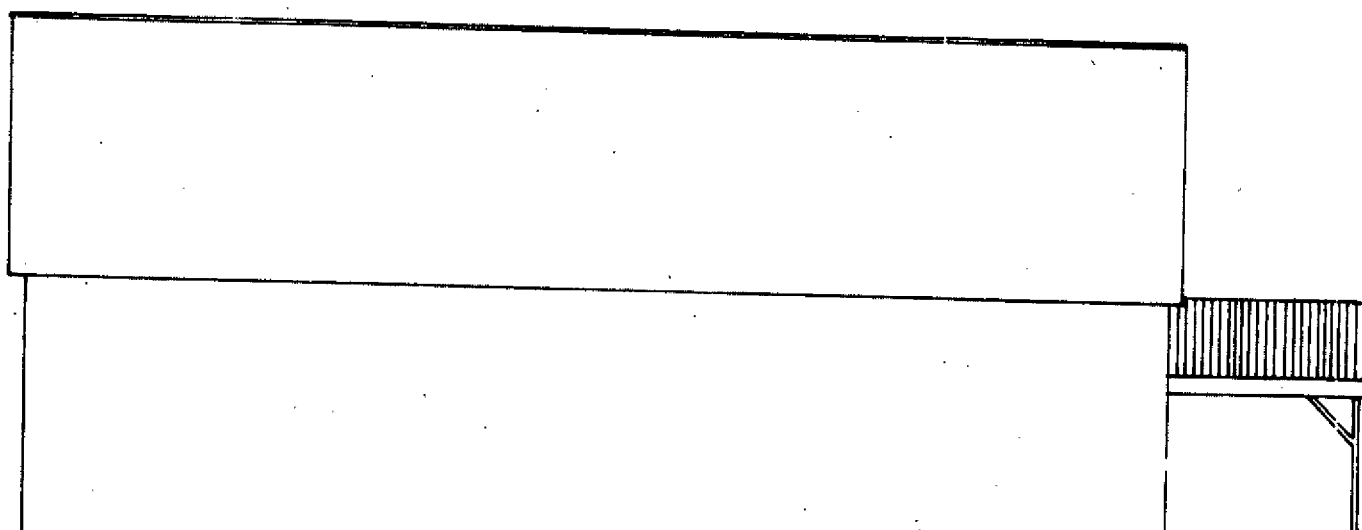
Reason: The establishment of an additional independent unit of accommodation would give rise to an over-intensive use of the site and lead to an unsatisfactory relationship between independent dwellings.



Date	Revision
© copyright	
EAPPA FARMHOUSE, FORMALLY NORTH END COTTAGE, NORTH END ROAD, YAPTON, WEST SUSSEX.	
Client MR G MASTERS	
Job Title PROPOSED TWO STOREY DETACHED OUTBUILDING	
Drawing Title ELEVATIONS	
Scale 1 : 100	
Date AUG 2000	
Drawn by SH	
Dwg. No. 002	Rev.



SIDE ELEVATION



APPN. NO. Y/43/00

PLANNING APPLICATION REPORT

Description/Address

Proposed two storey detached outbuilding. Eappa Farmhouse, North End Road, Yapton

THE SITE AND ITS SURROUNDINGS

DESCRIPTION OF APPLICATION n/a

SITE AREA 0.105ha

TOPOGRAPHY gently sloping site

TREES None affected by this proposal

BOUNDARY TREATMENT Some standard 1.6m wooden fencing together with post and wire fencing shielded by a tree and hedge screen

SITE CHARACTERISTICS detached two storey cottage finished in painted smooth render with clay roof tiles

CHARACTER OF LOCALITY Semi rural. Two storey residential development to the south and immediate north. North of the railway line is open farmland and horticultural nurseries

RELEVANT PLANNING HISTORY

REFERENCE	DESCRIPTION	DECISION
	none	

REPRESENTATIONS RECEIVED

SOURCE	SUMMARY OF CONTENT
YAPTON PARISH COUNCIL	Awaited
LOCAL GROUPS	None
OTHER	None

CONSULTATION RESPONSES

CONSULTEE	SUMMARY OF RESPONSE
	none

POLICY CONTEXT

DESIGNATION APPLICABLE TO SITE
Class B Road Outside Built-up Area Boundary

DEVELOPMENT PLAN POLICIES

West Sussex Structure Plan : G1,G3,G5,G6,C1
 West Sussex Structure Plan n/a : G2,G5,G7,G8,C1
 Arun District Local Plan : EVT6,EVT7
 Arun District Local Plan Review Revised Deposit Draft : GEN3, GEN7, DEV20

PLANNING POLICY GUIDANCE

PPG1 : General Policy & Principles
 PPG7 : The Countryside - Environmental Quality & Economic & Social Development

POLICY COMMENTARY

These policies combine to establish criteria for the assessment of this proposal. In particular, they seek to protect the essential character and qualities of the countryside and the residential amenity of adjoining properties.

COMMENT ON CONSULTATION RESPONSES

None

COMMENT ON REPRESENTATIONS RECEIVED

None

ASSESSMENT OF PROPOSAL DEVELOPMENT PLAN

Section 54A of the Town and Country Planning Act 1990 states:-

"Where in making any determination under the Planning Acts, regard is to be had to the Development Plan, the determination shall be made in accordance with the Plan unless material considerations indicate otherwise."

The proposal is considered to comply with relevant Development Plan policies in that it will not intrude into the open countryside or harm interests of acknowledged importance.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan.

CONCLUSIONS

It is therefore recommended that planning permission should be granted subject to the conditions set out overleaf.