

Hebe Smith

From: Maria Tomalova
Sent: 15 February 2023 12:46
To: Planning.Responses
Subject: Y/52/22/DOC, Stakers Farm
Attachments: 1020-06G Stakers Farm Yapton Proposed Elevations A1.pdf

Please upload the below and the attached to the above application.

Maria Tomalova
Senior Planning Officer
Directorate of Place

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

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From: Zac Denton [REDACTED]
Sent: 25 July 2022 16:38
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

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Hi Dan and Maria,

I hope all is well.

Please see the attached updated plan which shows the proposed materials for the scheme in relation to Y/52/22/DOC.

I look forward to hearing from you should you have any comments on this.

Kind regards,

Zac

From: Peter Cleveland <[REDACTED]>
Sent: 27 June 2022 14:54
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

Hi Dan

Further to our call last week and the email below, please find attached the amended drawing which addresses the request for brickwork in the cart store opening. I hope this now addresses the comments from Martin.

I would be grateful if the attached to the file as a substitute to drawing no. 1020-06B – proposed elevations.

In terms of materials, we will come back to you separately as given current availability it is difficult to confirm exact manufacturer details, but all new roof tiles, slates, brickwork, flintwork, etc will match existing as closely as possible.

Kind regards,

Peter

From: Daniel Vick [<mailto:Daniel.Vick@arun.gov.uk>]

Sent: 22 June 2022 17:13

Subject: [EXTERNAL] RE: Stakers Farm

Peter,

Thanks for the email. I spoke with Martyn yesterday.

The element above the door is acceptable as you have described below – our concerns came from the way it had been presented on the plan. Brick surrounding the windows in that element is our preference. They should be good quality and match the existing.

We also discussed the DOC for the site Y/5/22/DOC. We would like further details regarding proposed material types e.g. manufacture and specific product with state allowance (or matching alternative if product no available). Martyn did point out that the plans submitted with this DOC were from the current architect rather than the previous who gained approval.

Daniel Vick
Team Leader, Development Control

T: 01903 737771

E: daniel.vick@arun.gov.uk

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From: Peter Cleveland

Sent: 20 June 2022 17:27

To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Stakers Farm

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Hi Dan & Maria

Hope you had a good weekend. Were you able to discuss the application at Stakers Farm last week?

Look forward to hearing from you.

Kind regards,
Peter

From: Peter Cleveland

Sent: 16 June 2022 20:53

To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: RE: Stakers Farm

Hi Dan

Thank you for your note below.

We have looked closely at this element and the approach is described in the attached. This is an original opening which had been bricked up. We are looking to create openings where these were historically and the lighter weight material is considered to be an appropriate response to that to ensure that the original opening can be appreciated. Use of brick as suggested wouldn't achieve that in our view. However, if amending to brick will allow approval, our client will accept this and we will amend the drawing.

In terms of the strip referenced. This is the existing lintel which will be retained as is. Please see photograph attached.

Just to note, I am out of the office tomorrow but please do keep Phil Brown who is the architect copied in and he may be able to pick up any requests whilst I am away.

Kind regards,
Peter

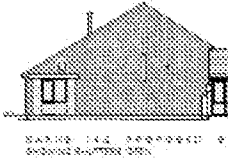
From: Daniel Vick [<mailto:Daniel.Vick@arun.gov.uk>]

Sent: 16 June 2022 20:34

Subject: [EXTERNAL] RE: Stakers Farm

Peter,

I am due to have a meeting with Maria tomorrow morning but I understand there is concern regarding the image below:-



In particular the concern related to the materials around the opening in the gap – (apparently wood whereas brick is the preference) and some understanding of what the strip is above the window and below the existing flint area with small window above.

If this is not the case I will let you know following my meeting tomorrow.

Daniel Vick
Team Leader, Development Control

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From: Peter Cleveland <[REDACTED]>
Sent: 16 June 2022 08:30
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

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Good morning Maria & Dan

Following your meeting with Martin on Tuesday, please could you let me know whether the design is now agreed.

Look forward to hearing from you.

Kind regards,
Peter

From: Peter Cleveland
Sent: 09 June 2022 09:04
To: Daniel Vick <Daniel.Vick@arun.gov.uk>; Maria Tomalova <Maria.Tomalova@arun.gov.uk>
[REDACTED]
Subject: RE: Stakers Farm

Hi Dan

Thank you for the update. Hope to hear back on Tuesday.

Kind regards,
Peter

From: Daniel Vick [mailto:Daniel.Vick@arun.gov.uk]

Sent: 09 June 2022 08:57

Subject: [EXTERNAL] RE: Stakers Farm

Peter,

Thanks for this.

I have forwarded to Martyn for comment.

He is in a Public Inquiry this week but he has a meeting with Maria on Tuesday morning to discuss other cases so they will add this to their list.

Daniel Vick
Team Leader, Development Control

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From: Peter Cleveland [REDACTED]

Sent: 09 June 2022 08:50

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

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

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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

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 <Peter.Cleveland@henryattams.co.uk>
Sent: 01 February 2022 17:44
To: Martyn White <Martyn.White@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
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 <Peter.Cleveland@henryattams.co.uk>
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. Ellie is now on maternity leave so 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 <[REDACTED]>
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?

I am due to go on maternity leave later this week so have cc'd Peter in case any on-going discussions are required post this time.

With Kind Regards,
Ellie

☐



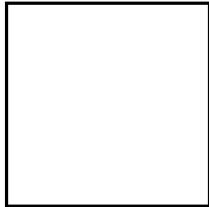
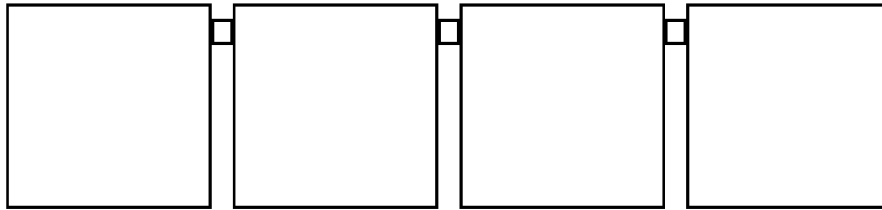
☐

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

☐

☐ Peter Cleveland
Partner, Head of Planning





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