

[REDACTED]

From: [REDACTED]
Sent: 21 February 2020 10:22
To: Simon Davis <Simon.Davis@arun.gov.uk>

C: [REDACTED]
Subject: Bonhams Field RM - Submission of updates Tree Protection Plan for Consistency with Landscape Plans Y/63/19/RES

Dear Simon

Thank you for your email and revision to the wording of Condition 9.

Please find attached updated Tree Protection Plan showing the agreed removal of the short section of hedgerow, for consistency with the approved landscape plans. The AIA & Method Statement has been updated to reflect this, for completeness.

The references are as follows:

“Tree Reference Plan” ref SEA20727-03C (21.02.20)
“Arboricultural Impact Assessment and Method Statement” (ref: SEA20727aia-ams, Rev: B, 21/02/20)

I would not wish to hold up your issuing of a decision today, should your Team Leader not be available to comment on conditions 10, 11, 14 and 15. If this proves difficult please continue with the current wording for issue of the decision.

Kind regards

Ian

Ian Johnson
Managing Director

Luken Beck mdp Ltd | 30 Corlton Crescent | Southampton | SO15 2EW

[REDACTED]

From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Thursday, 20 February 2020 at 18:03
To: [REDACTED]

Cc: Lucy Hill [REDACTED] <[REDACTED]>, Steve Culpitt [REDACTED]
Subject: RE: National Design Guide - Response to Planning Applications with ADC

Dear Ian,

Thanks for your email.

I have amended conditions 1 and 2 to reference the correct plans. The 18076-P110 Rev B was a typo on my part (we have the Rev B on file). The Rev B Tree Protection Plan was not previously supplied to us so I will get it added tomorrow.

Re condition 7, you had previously supplied a plan that showed 23 electric vehicle spaces. The requirements of the new Arun Parking Standards SPD are 1 space per "driveway space in front of a garage" (so 31) plus 20% of the other parking spaces (so 15-16) equalling a total of 46-47. We will also need details of how the charge points appear/their specification hence the condition.

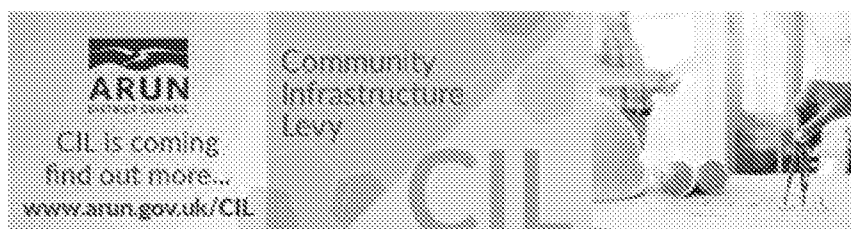
I note your concerns with condition 9 and have amended the wording to say instead: *"The garages and car parking spaces hereby approved shall not be used for any purpose other than for the parking of vehicles and the garages shall not be used for any purpose other than the parking of vehicles and for domestic storage unless permission is granted by the Local Planning Authority on an application in that behalf."*

I do not understand how the garages can be prevented from turning into living space through the building regulations and without such a condition, anyone could convert without the need for a planning permission provided no material effect on external appearance or increase in volume.

I will make my Team Leader aware of your concerns with conditions 10, 11, 14 and 15 and see whether he agrees.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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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: [REDACTED]

Sent: 20 February 2020 16:57

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

Cc: [REDACTED]

Subject: Re: National Design Guide - Response to Planning Applications with ADC

Hi Simon

I have reviewed the draft conditions attached to your email yesterday with my client. The additional condition in your email today (below) is acceptable.

The following comments relate to the draft conditions in your email yesterday.

Condition 2: Please refer to 18076-P110 Rev B "Plot 1 Proposed Plans & Elevations", as originally submitted (ie not Rev A). I have attached the relevant plan.

"Tree Reference Plan" ref SEA20727-03A (12.12.19) needs to be updated to show the small section of hedgerow next to the orchard for removal, as agreed with the PC and shown on the approved landscape plans also listed in Condition 2. This is for consistency. I have asked our arboricultural consultant to send over a copy.

Condition 7: This is the first we have been informed of this requirement. My client is able to accommodate some electric charging points although it is essential the condition is precise. We request the amount of provision is fixed to marry up with current SWCC guidance (attached). Had the application been determined within the 13 week period, RM consent would have been granted in 2019, which under the WSCC guidance would have required 24% of parking spaces to include electric charging facilities.

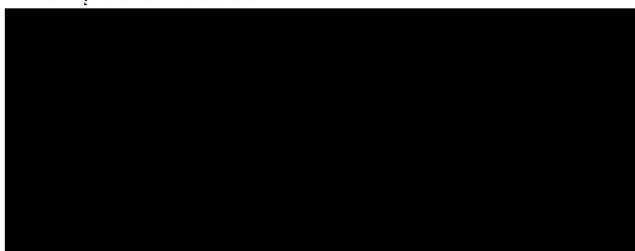
Condition 9: relating to the use of garages solely for car parking is unreasonable and potentially unenforceable and should be removed in accordance with para 55 of the NPPF. The wording of the policy would preclude anything being stored in garages, other than vehicles (i.e. tools, gardening equipment, outdoor play equipment, paint pots, white goods etc). If the policy is intended to limit converting garages to living spaces, this is controlled through building regulations so is also considered to be unnecessary.

Conditions 10, 11, 14 and 15: The impact of hardstanding, small scale fences, walls, gates, extensions and buildings at a scale permitted through p.d rights is very unlikely to have an impact on the setting of the Conservation Area or listed barn. The logic for imposing such a condition is therefore contrary to para 55 of the NPPF in terms of being reasonable and unnecessary.

Regards

Ian

Ian Johnson MRTPI
Managing Director
Luken Beck mdp Ltd
30 Carlton Crescent
Southampton
Hampshire SO15 2EW



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

Date: Thursday, 20 February 2020 at 11:17

To: Ian Johnson <ianjohnson@lukenbeck.com>

Cc: [REDACTED]

Subject: RE: National Design Guide - Response to Planning Applications with ADC

Dear Ian,

Further to the below, I have since added the following:

(5) No development above damp proof course (DPC) level shall take place unless and until details of the construction and materials of all front openings, windows and doors for plots 2-7, 19-21 & 36-41 and the front and right hand side openings, windows & doors for plot 1 have been submitted to and approved by the Local Planning Authority and the new windows and doors as approved shall then be constructed in accordance with approved details. The submitted details shall include the style and material of the window frames, the arrangement of glazing bars, the set-back of the frames from the external wall face and the window sills.

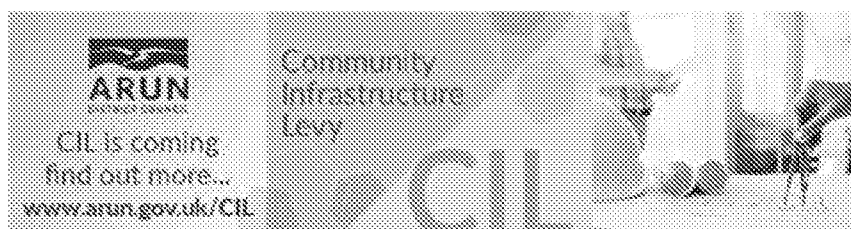
Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity and the setting of the adjacent Listed Buildings by endeavouring to achieve buildings of visual quality in accordance with ALP policies D DM1 & HER DM1 and the National Planning Policy Framework.

(20) INFORMATIVE: The applicant should note that this layout has been approved without the requested winter monitoring groundwater data and therefore if it subsequently becomes clear that the drainage conditions cannot be agreed due to the layout not providing sufficient space for drainage then a new Reserved Matters application will need to be submitted as the Local Planning Authority will not be able to agree such changes through the Non Material Amendment process.

Please also note that what I have sent you are draft and have not been checked/agreed by my Team Leader (who will be doing so today as the report is now complete).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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