

From: Michael Eastham <Michael.Eastham@arun.gov.uk>
Sent: 03 November 2020 09:34
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Please upload onto Ocella the following email trail from the **applicant** agreeing the conditions for reserved matters application **Y/82/20/RES** - Land south of Ford Lane, east of North End Road, Yapton.

Thanks,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772
E: michael.eastham@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Tilly Whishaw [REDACTED]
Sent: 03 November 2020 09:19
To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Craig Burden [REDACTED]
Subject: RE: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

Dear Michael,

Thank you for sending through the conditions.

On condition 4, given that the wider development can be constructed without having effect on the details required within this condition, please could the submission requirement be reworded to state "Prior to commencement of works to footpath 357".

I can confirm that should the above change be made, we are happy with the conditions as listed.

Kind regards,

Tilly

Tilly Whishaw
Planner

Redrow Homes Limited
Redrow House Unit 1 Faraday Office Park
Rankine Road, Basingstoke
Hampshire, RG24 8QB



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Think before you print

From: Michael Eastham <Michael.Eastham@arun.gov.uk>

Sent: 03 November 2020 08:39



Subject: Land south of Ford Lane, east of North End Road, Yapton (Y/82/20/RES)

=====
THIS EMAIL ORIGINATED FROM AN EXTERNAL SOURCE.
CHECK THE EMAIL ADDRESS, AS IT MAY BE SPAM!
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Dear Craige and Till,

Further to the email from the Parish Council and the separate email trail regarding the ADC Arboricultural Officer's consultation response(s), I hereby confirm that the reserved matters application (Y/82/20/RES) will not need to be determined by the Development Control Committee as the Parish is raising no objection; and I have drafted a no-dig condition for the surfacing of PRow Footpath 357 within the Root Protection Area of the Lime tree which is considered to be reasonable and necessary.

All of the conditions and an informative are set out below for you to confirm whether or not they are acceptable, including the new no-dig condition (No. 4):

1. The development hereby approved shall be carried out in accordance with the following approved drawings and submitted materials:

Drawing No. 037 Rev. A - Site Location Plan
 Drawing No. 065 Rev. A - Planning Layout (Colour)
 Drawing No. 065 Rev. A - Planning Layout (B&W)
 Drawing No. 068 Rev. B - Affordable Housing with 80% rented / 20% shared ownership
 Drawing No. 071 Rev. A - Enclosures Plan
 Drawing No. 072 Rev. B - Materials Plan
 Drawing No. 074 Rev. A - Massing Plan
 Drawing No. 075 Rev. A - Hard Surfacing Plan
 Drawing No. 076 Rev. A - Parking Plan
 Drawing No. 077 Rev. A - Refuse Plan
 Drawing No. 80 - Movement Plan
 Drawing No. 70 Rev. A - Street Scenes A-D
 Drawing No. 038 Rev. E - Apartment A Floor Plan and Elevations
 Drawing No. 045 Rev. A - Proposed Residential Development Plan
 Drawing No. 046 - Feature Brick Entrance Wall
 Drawing No. 0100 Rev. PL09 - Coloured Masterplan
 Drawing No. 0301 PL07 - Detailed Planting Plan - Sheet 1 of 8
 Drawing No. 0302 PL09 - Detailed Planting Plan - Sheet 2 of 8
 Drawing No. 0303 PL09 - Detailed Planting Plan - Sheet 3 of 8
 Drawing No. 0304 PL09 - Detailed Planting Plan - Sheet 4 of 8
 Drawing No. 0305 PL09 - Detailed Planting Plan - Sheet 5 of 8
 Drawing No. 0306 PL09 - Detailed Planting Plan - Sheet 6 of 8
 Drawing No. 0307 PL05 - Detailed Planting Plan - Sheet 7 of 8
 Drawing No. 0308 PL05 - Detailed Planting Plan - Sheet 8 of 8
 Drawing No. 0309 PL09 - Plant Schedule and Maintenance Specification
 Drawing No. 0501 PL09 - Boundary Treatment Plan
 Drawing No. 0601 PL07 - Tree Setting Out Plan - 1 of 8
 Drawing No. 0602 PL09 - Tree Setting Out Plan - 2 of 8
 Drawing No. 0603 PL09 - Tree Setting Out Plan - 3 of 8
 Drawing No. 0604 PL09 - Tree Setting Out Plan - 4 of 8
 Drawing No. 0605 PL09 - Tree Setting Out Plan - 5 of 8
 Drawing No. 0606 PL09 - Tree Setting Out Plan - 6 of 8
 Drawing No. 0607 PL04 - Tree Setting Out Plan - 7 of 8
 Drawing No. 0608 PL05 - Tree Setting Out Plan - 8 of 8
 Drawing No. 18-344/100 Rev. F - Refuse Vehicle Swept Path Analysis
 Drawing No. 18-344/101 Rev. E - Fire Tender Swept Path Analysis
 Drawing No. 18-344/102 Rev. E - Private Car Swept Path Analysis
 Drawing No. 18-344/103 Rev. E - General Arrangement
 Drawing No. 18-344/105 Rev. D - Pumping Station Tanker Swept Path Analysis
 Drawing No. 18-344/111 Rev. A - Substation Maintenance Vehicle Tracking
 Drawing No. 0401 Rev. PL02 - Sections through Infiltration Basin
 Drawing No. 0502 Rev. PL06 - Detailed Play Provision - LAP 1
 Drawing No. 0503 Rev. PL06 - Detailed Play Provision - LAP 2
 Drawing No. 0505 Rev. PL05 - Detailed Play Provision - LEAP
 House Type Brochure, prepared by Geoff Perry Associated Limited
 Landscape Maintenance & Management Specification, prepared by Fabrik, dated November 2019, Rev. PL08.
 Design Response, Ford Lane, Yapton.
 Tree Survey & Arboricultural Impact Assessment: Ford Lane, Yapton V1 (Ref. JSL3292_772), June 2020.
Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with Policy D DM1 and Policy D SP1 of the Arun Local Plan.

2. No dwelling shall be occupied until the road(s), footways, and parking areas serving it have been constructed, surfaced and drained in accordance with the approved plans and details.

Reason: To secure satisfactory standards of access for the proposed development, in accordance with Policy D DM1 the Arun Local Plan.

3. No dwelling shall be occupied until the garage for that dwelling shown on the approved plans has been constructed and provided for the dwelling to which it relates. The garage 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.

Reason: To ensure that adequate and satisfactory provision is made for the parking of vehicles in accordance with Policy D DM1 of the Arun Local Plan.

4. Prior to the commencement of development, details of a non-dig surfacing method to be used for the surface treatment of PRoW Footpath 357 running within the Root Protection Area (RPA) of the Lime Tree, which is a category A tree of potential veteran status, should be submitted for approval in writing by the Local Planning Authority. The approved details should be implemented during the surfacing of PRoW Footpath 357 and as part of any maintenance works on the footpath within the RPA of the Lime Tree.

Reason: To ensure that the roots of the Lime Tree are protected and allows PRoW Footpath 357 to be surfaced in robust materials to prevent the grass becoming muddy and unsightly in the future, in accordance with Policy D DM1 and Policy ENV DM4 of the Arun Local Plan.

5. Notwithstanding the provisions of Class A, A.1, (g) within Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order, 2015 (or any Order revoking or re-enacting this Order) no rear extensions to the dwelling houses shall be erected within the curtilage of the dwellings hereby permitted unless planning permission is first granted by the Local Planning Authority on an application in that behalf.

Reason: To safeguard the privacy and amenity of adjoining occupiers, maintain adequate amenity space and safeguard the cohesive appearance of the development in accordance with Policy D DM1 of the Arun Local Plan.

INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Michael Eastham

Sent: 03 November 2020 08:03

Subject: FW: Recent correspondence on the ADC planing portal incorrect - Land south of Ford Lane, east of North End Road, Yapton

Dear Craige and Tilly,

Please see the email below from Vicky Newman, the Chair of Yapton Parish Council Planning Committee and the 2 attachments.

In the following email, Vicky explains the anomaly regarding the 2 responses on the ADC Planning portal to 2 separate planning applications: 1) a letter of support for Land South of Ford Lane and east of North End Road, Yapton (Y/82/20/RES); and 2) part of a letter of objection to Bonhams Field (Y/98/20/PL).

I will forward Vicky's email to the Technical Support Unit at ADC Planning and request that they upload the correct representations onto the respective application folders on the website.

Kind regards,

Michael

Michael Eastham
Principal Planning Officer,
Planning Department

T: 01903 737772

E: michael.eastham@arun.gov.uk

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From: Vicky Newman [REDACTED]

Sent: 02 November 2020 18:29

To: Michael Eastham <Michael.Eastham@arun.gov.uk>; Simon Davis <Simon.Davis@arun.gov.uk>

Subject: Recent correspondence on the ADC planing portal incorrect - Land south of Ford Lane, east of North End Road, Yapton

Simon/Michael

It has been brought to our attention that the planning portal has an anomaly in its reporting of YPC's response to planning application Y/82/20/RES Land south of Ford Lane.

There appear to be two acknowledgements of receipt of YPC's comments under 'All records' dated 30/10/2020 one being correct the other being part of an objection to a wholly separate site within the parish. Both responses are attached, the one headed 6f5dc66d076d4da is the correct response for application Y/82/20/RES the other response is only a fragment of YPC's response to an application submitted for Bonhams Field Y/98/20/PL (74886e3dc74c3).

I note that you have recorded YPC's response to Bonhams Field but not ADC's acknowledgment letter. Please could you ensure that the records for both applications are corrected.

Thank you for your help

Vicky Newman
Chair of YPC Planning Committee

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

DX 57406 Littlehampton

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