

Ross Leal

From: [REDACTED]
Sent: 25 February 2015 15:02
To: Ross Leal
Subject: Re: Y/87/14/PL - Unit 4, Glebelands Farm, Yapton Road, Barnham

Dear Ross,

Yes we have seen the report from southern water and my client has relayed the requirements to the owner of the site who will follow the recommendations.

I have also agreed with Fiona Fitzgerald the condition to be added with regards to the noise assessment.

If you have any further matters for me to review please email or call.

Kind regards
Peter Evans

On 25 February 2015 at 14:18 Ross Leal [REDACTED] wrote:

Dear Peter,

Whilst writing up your application for approval, I have come across the attached from Southern Water (you may have already seen this of course). The letter contains advice and 'requirement' in respect of drainage, should planning permission be granted and the development/use go ahead.

I am also in the process of speaking to the EHO regarding a Noise related condition(s).

Regards,

Ross

Ross Leal DipTp, MRTPI | Senior Planning Officer, Planning Department, [Arun District Council](#) |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Ross Leal

From: Ross Leal
Sent: 25 February 2015 14:35
To: Fiona Fitzgerald
Subject: FW: Y/87/14/PL - Unit 4, Glebelands Farm, Yapton Road, Barnham

Hi Fiona,

I've picked this one up from Simon and am writing it up for PP. Simon advises that they did some noise impact work. But I have no copy of this and there is nothing on the website. It was also not acceptable I understand.

I gather from Simon that we were minded to grant PP subject to a condition? This requiring a noise impact assessment and mitigation (if necessary and in a manner to be first agreed)? Is this correct?

Something like:

Before the use hereby permitted is first commenced, the applicant shall prepare and submit a Noise Impact Assessment report in respect of the use to the Local Planning Authority for its prior approval. Where identified and required as necessary in the interests of the amenity of adjoining residential occupiers the Assessment shall include measures to mitigate the impact of noise to acceptable agreed levels. The use shall not be commenced until such time as any mitigation so required has been implemented to the satisfaction of the Local Planning Authority.

Reason: To safeguard the amenities of nearby residents in accordance with Arun District Local Plan policies GEN7 and GEN32.

I can't find a standard condition so have drafted the above. Let me know what you think/suggest/revisions.

Many thanks,

Ross

From: Ross Leal
Sent: 25 February 2015 14:18
To: [REDACTED]
Subject: Y/87/14/PL - Unit 4, Glebelands Farm, Yapton Road, Barnham

Dear Peter,

Whilst writing up your application for approval, I have come across the attached from Southern Water (you may have already seen this of course). The letter contains advice and 'requirement' in respect of drainage, should planning permission be granted and the development/use go ahead.

I am also in the process of speaking to the EHO regarding a Noise related condition(s).

Regards,

Ross

Ross Lea DipTp, MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Simon Davis

From: 
Sent: 15 January 2015 11:28
To: Simon Davis
Subject: Glebelands Farm

Hi Simon,

As you're out on the district at the moment, and I'll probably be gone by the time you get back, I thought it would be easier to put this on an e-mail.

Referring to Planning Noise Advice Document: Sussex (March 2013) the guidance document states, on page 5 under Industrial Type Uses:

"Noise report will normally be required.... Including for new development and change of use. Also changes in operations or layout, extensions or new equipment at existing sites".

As there are existing noise sensitive premises in close proximity, I will still require a BS4142:2014 assessment to determine whether the proposed change of use is likely to cause complaints.

I haven't spoken to the agent yet to advise him of this, I am out on the district tomorrow so can talk with him on Monday is that is ok, or I am happy for you to speak with him before this time if you want.

Fiona

Fiona Fitzgerald | Environmental Health Officer, Environmental Health Department, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Ross Leal

From: Ross Leal
Sent: 16 February 2015 11:29
To: [REDACTED]
Subject: RE: Ross Leal Details

Peter,

Many thanks. As discussed, I will deal with the matter as quickly as I am able to. Many thanks for your contact details.

Ross

From: [REDACTED]
Sent: 16 February 2015 11:27
To: Ross Leal
Subject: Re: Ross Leal Details

Hi Ross,

thank you for your input as to our expected decision date.

I would like to add that two weeks ago Simon did inform me that we were within the next 5 applications to be written up so I would expect to have our decision sooner than later.

If you need to contact me you can do so via email or telephone.

Kind regards
Peter Evans

[REDACTED]

On 16 February 2015 at 11:17 Ross Leal [REDACTED] wrote:

Ross Leal DipTpt, MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Simon Davis

From: Peter Evans [REDACTED]
Sent: 01 January 2015 12:52
To: Simon Davis
Subject: Unit 4 Glebelands Farms

Dear simon

My client is not willing to accept a change in the decision date.

However, we are in the middle of finalising the noise assessment for the environmental health dept. So we accept that until we submit the assessment as required no decision can be made by you on the application.

Kind regards
Peter Evans

Sent from Samsung Mobile



Simon Davis

From: 
Sent: 04 December 2014 11:42
To: 
Cc: Simon Davis
Subject: Planning Application Y/87/14/PL

Dear Peter,

I have been passed the Planning Application Y/87/14/PL. I work in Environmental Health, and the Planning Department consult us on cases such as this. Our input is to assess any likely impacts on local residents from the proposed development.

Currently there is insufficient information submitted for me to determine the potential noise impact of the proposed use on local residents. Please provide an acoustic report, prepared in accordance with the provisions of BS4142:2014 to predict noise levels at the nearest noise sensitive location. The report must take into account the other noise sources currently at the site to ensure that the cumulative worst case scenario is assessed.

Further, please provide the expected opening hours of the site, as it is likely that based on the close proximity to local residents, that we would look to place a restriction on the times of use.

Regards

Fiona Fitzgerald

Fiona Fitzgerald | Environmental Health Officer, Environmental Health Department, Arun District Council | Location: Third Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Simon Davis

From: [REDACTED]
Sent: 24 November 2014 12:37
To: Simon Davis
Subject: RE: Planning Application Ref: Y/87/14/PL

Will do.

From: Simon Davis [REDACTED]
Sent: 24 November 2014 12:36
To: Tim Townsend
Subject: RE: Planning Application Ref: Y/87/14/PL

Ok. Thanks. Can you make reference to these in your second comments.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

[REDACTED]
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From: Tim Townsend [REDACTED]
Sent: 24 November 2014 12:33
To: Simon Davis
Subject: RE: Planning Application Ref: Y/87/14/PL

Simon,

I don't have a problem with:

1. A condition restricting the type of MOT station (i.e. cars and vans only) and,
2. Getting a plan to show the specific area/bay (and conditioning this).

Having another MOT bay/station for cars/vans etc. elsewhere on the site is unlikely to give rise to any particular issues, other than more traffic in and out on a daily basis. The accesses are OK with no recorded personal injury accidents over the last 5 years. Also, any additional traffic is unlikely to be significant based on the figures he quotes.

Tim

From: Simon Davis [REDACTED]
Sent: 24 November 2014 12:25
To: Tim Townsend
Subject: RE: Planning Application Ref: Y/87/14/PL

Tim,

Thanks. I suggest we might want to impose a condition restricting the MOT use to cars and vans only (perhaps under a specific vehicle weight?).

Also, as the application stands, we would be allowing the potential for an additional MOT station in another part of the unit in the future. Would this be a problem? If so, I'll get him to amend the floor plan to indicate where the MOT station is and then condition the MOT station to be as per the plans.

Kind Regards

Simon J Davis MRTPI, Senior Planning Officer, Development Control
Arun District Council (First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF)

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From: Tim Townsend
Sent: 24 November 2014 11:43
To:
Cc: Simon Davis
Subject: RE: Planning Application Ref: Y/87/14/PL

Dear Peter,

Thank you for this. I can confirm that this adequately answers my points 1-5 on the consultation report dated 10th November 2014.

I have copied this response and your email to the case officer at Arun (Simon Davis). You may need to formally submit something to Arun for planning purposes. I suggest that you personally speak to Simon to check what his requirements are.

In the meantime, I will prepare a further response to Simon, setting out my highway comments for the proposal (planning conditions etc.).

Regards,

Tim

From:
Sent: 24 November 2014 11:34
To: Tim Townsend
Subject: Planning Application Ref: Y/87/14/PL

Hi Tim,

further to our telephone conversation I would like to clarify the points raised.

The planning application is to add an MOT station for cars and vans. The existing permission on site is for the haulage, storage, car repairs etc, this is to continue to operate along side the MOT station.

Traffic generation on a daily basis consists of:
staff, postal and parts deliveries @5.
Vehicles for service or repair @3-5.

The proposed generation of traffic would consist of:
staff, postal and parts deliveries @5.
Vehicles for service or repair and MOT @5-10.

If you need any further information please call me directly on 07778527169.