Adur District Council

Planning, Regeneration and Wellbeing

Colin Coulthard, Design Coordinator
Sunninghill Construction Co Ltd
Cornelius House
33 Boltro Road
HAYWARDS HEATH
RH16 1BP

Your Ref: CC/CC/264
Our Ref: ADC/0316/09

Date: 12 October 2011

Dear Mr Coulthard,

Rotary House, Cecil Road, Lancing BN15 8HW: Additional and revised details under conditions of planning permission for redevelopment with 25 affordable flats (ADC/0316/09)

I refer to your letter of 31 August 2011, with accompanying plans and details, and to our recent telephone conversations and emails of 21 and 26 September following the discussions with residents of Beachville Court, and your latest email of 12 October attaching details of soft landscaping and a revised walls plan.

I would respond as follows, updating my previous letter of approval under conditions dated 19 November 2010:-

Condition 02 (walls and fences)

I confirm approval of the revised layout details shown on site layout plan 100264/100F and the latest revised elevational details shown on plan 100264/1/149d with the Beachcroft Place wall faced with matching buff-coloured brickwork.

Condition 04 (design of new access to public highway)

My previous letter acknowledged receipt of the copies of plans 100264/107 P1 & 108 p1 and, as the separate agreement of WSCC as the local highway authority is required, I indicated that this Council will accept whatever WSCC approves under the necessary Highways Agreement (presumably under section 278).

Condition 06 (contractors temporary parking and storage)

My previous letter approved the details shown on plan 100264/99a.

Condition 07 (contractors wheel cleaning)

My previous letter approved the details shown on plan 100264/99a.

Condition 08 (hard and soft landscaping)

I confirm approval of the hard landscaping details shown on your revised layout plan 100264/100F.
With regard to the proposed Planting and soft landscaping details shown on Drawing No.VDW 7292-1, these are acceptable apart from 2 aspects which I should be grateful if you would reconsider. Firstly, my previous letter of 19 November 2010 identified a need for some additional planting to bolster the trees and vegetation on the eastern side of the site. Secondly, I still believe that one or two small trees are needed in the area to the south of the new building to ameliorate the effect on Beachville Court and vice versa. I would urge your clients to reconsider these aspects and for the Planting plan to be amended.

Condition 10 (external materials)

My previous letter approved the submitted samples and details set out on your External material schedule reference LM/LP/November 2010.

Condition 11 (revised plans)

I confirm approval of the revised layout plan 100264/100F, including the revisions to the siting, size and design of the cycle store shown in detail on drawing 100264/148d.

Condition 12 (external lighting)

I confirm approval of the Tamlite details submitted with your letter of 31 August 2011 and as shown on the layout plan 100264/100F.

Condition 15 (refuse storage)

I confirm approval of the revised layout details shown on site layout plan 100264/100F and the elevational details shown on plan 100264/148d except that the roadside wall shall not be rendered but be faced with buff-coloured brickwork as shown on plan 149d and described under condition 02 above.

In conclusion, I should be grateful if you would reconsider the details in respect of soft landscaping as referred to above under condition 08.

Yours sincerely,

Keith Morgan
Planning Services Manager
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