

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021. During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- Research planning and building control history
- View any planning applications, plans, agreements, tree preservation orders or competent persons data
- Submit building control applications
- Submit planning application comments
- Report any planning compliance issues

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.

From: Karl Roberts <Karl.Roberts@arun.gov.uk>
Sent: 04 January 2021 16:17
To: Cllr. Jamie Bennett [REDACTED]
Cc: Zac Denton <Zac.Denton@arun.gov.uk>
Subject: RE: Urgent - Proposed development in Arundel Conservation Area

Hi, the reasons given by the member are sufficient for committee consideration under the terms of the constitution if the app is rec for approval.

k

From: Cllr. Jamie Bennett [REDACTED]
Sent: 04 January 2021 14:57
To: Karl Roberts <Karl.Roberts@arun.gov.uk>
Subject: Fwd: Urgent - Proposed development in Arundel Conservation Area

Hi Karl

Hope your well

What's your view on the below?

Regards
Jamie

Cllr. Jamie Bennett
Arun District Councillor
Chairman of Development Control
Chairman of Housing & Customer Service Working Group
Rustington West Ward

[REDACTED]

From: Cllr. Grant Roberts [REDACTED]
Sent: Monday, January 4, 2021 2:03:37 PM
To: Cllr. Jamie Bennett [REDACTED]
Subject: Fwd: Urgent - Proposed development in Arundel Conservation Area

Hi Jamie,

Please find attached the relevant documents, I would appreciate it if you and Karl could confirm the application will come to DC.

Best regards,

Cllr. Grant Roberts JP, MBA, CMgr, FCMl

Councillor for Arundel & Walberton Ward

From: Alastair Smith [REDACTED]
Sent: Monday, January 4, 2021 9:53:58 AM
To: Cllr. Grant Roberts [REDACTED]
Subject: Re: Urgent - Proposed development in Arundel Conservation Area

Dear Cllr Roberts,

I hope that you have had a good Christmas break. Lets hope 2021 is a good year!

I was following up on an email from Cllr Bennett (24.12) who asked for potential reasons for a planning objection - in order to facilitate application review before a committee.

Sorry to be pressing on the matter but the window before decision is imminent.

Please find attached letters to the Planning department setting out my objections. I hope these can provide you with suitable reasons for objection.

Many thanks in advance.

Kind regards

Dr Alastair Smith

On 24 Dec 2020, at 15:43, Alastair Smith [REDACTED] wrote:

Dear Cllr Roberts,

Many thanks for your intervention.

In response to Cllr Bennet, I thought it might be helpful to provide the reasons I believe there are strong grounds for rejection of the application.

Kind regards

Dr. Alastair Smith

<AB 109 20 HH - objection letter case Officer Z Denton.pdf>

<Letter in response to clarification document.pdf>

<Structural Engineer report 211220.pdf>

On 24 Dec 2020, at 13:30, Cllr. Grant Roberts [REDACTED] wrote:

Dear Karl and Neil,

May I request the below application comes before Development Control?

Thank you

Best regards,

Cllr. Grant Roberts JP, MBA, CMgr, FCMl

Councillor for Arundel & Walberton Ward

From: Alastair Smith [REDACTED]

Sent: Wednesday, December 23, 2020 5:49:35 PM

[REDACTED]

Subject: Re: Urgent - Proposed development in Arundel Conservation Area

Dear Mayor,

Many thanks for your response and commitment to conserving the rich heritage of Arundel.

It appears the application is now beyond the Town Council jurisdiction and in the hands of ADC.

Given the potential harm that this proposed development could cause, I have sought expert advice from a structural engineer.

I have just received this report and attach it for you to read should you wish. It confirms my fears that the potential for harm is indeed high.

I would be most grateful if Cllrs. Dendle and Roberts would consider intervening and referring this matter to the Development Committee.

I thank you all for your time and any assistance you see fit.

Best wishes

Dr. Alastair Smith

On 23 Dec 2020, at 16:07, Tony Hunt

wrote:

Dear Dr. Smith,

Thank you for your email. Cllr. Roberts contacted me on this question earlier this week, and I replied to him. And incidentally I do not think you are being “pushy”-planning decisions are important to everyone in Arundel, and in 2020 there appear to have been a number of contentious applications. And this one clearly has particular importance for you.

The normal stance of the Arundel Planning Advisory Committee is to be very protective of the conservation area. Without having done the arithmetic I believe that Arundel Town Council more often objects to planning applications that are subsequently approved by Arun District Council than vice versa.

The final decision on planning matters in Arundel is Arun District Council. Having looked at the application on-line I know that you are already in contact with them. The application is now beyond the jurisdiction of Arundel Town Council. At this stage if you wish to have the matter referred to the Development Committee, Cllrs. Dendle and Roberts are in the best position to intervene on your behalf.

I cannot comment on the remark of a councillor that *“he believes that this was potentially an oversight”*. Since he is unnamed I do not know whether he attended the Arundel Planning Advisory Committee at which this particular application was discussed, and so I do not know how he has reached this view.

All Best Wishes

Tony Hunt

From: Alastair Smith [REDACTED]
Sent: 23 December 2020 14:48

Subject: Re: Urgent - Proposed development in Arundel Conservation Area

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I apologise if I appear to be pushy with regard to following up on Cllr Roberts email however this matter is time sensitive.

I was wondering whether you have had the opportunity to look into this?

My thanks in advance for your attention.

Kind regards

Dr Alastair Smith



On 21 Dec 2020, at 16:59, Cllr. Grant Roberts
[REDACTED] wrote:

Dear Mayor,

Might I ask you please look into this to see if an objection might be raised. The automatic referral to Development Control that would be necessitated may be the only route, given timescales.

Thank you for looking into this

Best regards,

Cllr. Grant Roberts JP, MBA, CMgr, FCMI

Councillor for Arundel & Walberton Ward

From: Alastair Smith [REDACTED]
Sent: Monday, December 21, 2020 1:46:30 PM
To: Cllr. Grant Roberts
[REDACTED]

Subject: Re: Urgent - Proposed development in Arundel Conservation Area

Dear Cllr Roberts

Thank you for your swift reply.

The Town Council have already seen the application but did not raise an objection. Having subsequently spoken to a Town councillor, he believes this was potentially was an over-sight.

Cllr Paul Dendle, himself an Arundel resident, has taken an interest in this application and has commented.

However, given the importance of this application, and potential for harm to the Grade II listed building, as well as the Arundel Conservation Area, I believe that further comments would be hugely valuable.

In particular, for this to be scrutinised at a planning committee level.

My thanks in advance for your attention and any action you see fit.

Kind regards
Alastair

Dr Alastair Smith

On 21 Dec 2020, at 12:45, Cllr.
Grant Roberts

wrote:

Dear Dr Smith,

Thank you for your email and I agree that speed is of the essence. The best course of action will be for the Town Council to object first (Clerk CCd) and there are other contact details on their website.

I mention that because if the Town Council objects, it automatically brings in to the Planning Committee (Development Control) - That is the best and quickest form of action that I can recommend

Best regards,

Cllr. Grant Roberts JP, MBA, CMgr,
FCMI

Councillor for Arundel & Walberton
Ward

From: Alastair Smith

Sent: Monday, December 21, 2020
12:18:00 PM

To: Cllr. Grant Roberts

Subject: Urgent - Proposed
development in Arundel
Conservation Area

Dear Cllr Roberts

I am writing to you as an Arundel resident, who is desperately concerned that a proposed development will cause serious harm to a Grade II listed building in Arundel. Furthermore, this proposed development is within the Arundel Conservation area and within 25 metres of the Grade I listed Arundel cathedral.

The proposal can be found on the Arun Planning Portal under application: **AB/109/20/HH** and relates to White Cottage, 32 King street.

I appreciate that your time is precious and therefore will highlight my principal concerns; namely:

- Lack of a site visit and consultation from the Arun Planning office to determine the harm to 36 King street.
- The impact on unique setting and light to the adjacent Grade II listed building (36 King street).
- The potential harm on the structural integrity of a flint and mortar wall built in 1780, which represents the south wall of the Grade II listed

property. This wall is vulnerable and required significant conservation work 10 years ago.

- The environmental harm of removal of 6 metres of mature beech hedgerow.
- The considerable increase in back-fill and development within the Arundel Conservation Area.

I would entreaty you to comment on the proposed development and urge for this proposed development to be discussed at planning committee level. My concern is that the process will be rubber-stamped without rigorous deliberation. The decision date is 8th January 2021.

The impact of this proposal has the potential to irreversibly impact on a historic part of our district. It also has the potential to cause significant damage to my house.

Thank you for your time and consideration.

Yours sincerely

Dr Alastair Smith

36 King street

Arundel

BN19 9BW

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

DX 57406 Littlehampton

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