

Karen Parsons

From: Amanda Scholes on behalf of Planning.Responses
Sent: 19 November 2018 09:56
To: Karen Parsons
Subject: FW: A/106/18/PL - Somerset House, Angmering

From: Andrew Wood
Sent: 19 November 2018 09:38
To: Planning.Responses
Subject: FW: A/106/18/PL - Somerset House, Angmering

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Peter Davey [REDACTED]
Sent: 16 November 2018 16:57
To: Andrew Wood
Subject: RE: A/106/18/PL - Somerset House, Angmering

Dear Mr Wood,

Please accept this email as our agreement to the requested extension of time.

The main hope of the applicant is for the building to be used as an annexe for family dependents (the applicant's parents). However, there is a possibility they will not be in a position to move in immediately. The applicant is very keen to renovate the building and therefore would like the option to let it out as a holiday let to ensure the property does not remain empty and to help justify the expense in renovation.

With regard to the history of the previous use, we should point out the following information is purely anecdotal:

- It is understood a printing business rented The Old Bakery for approx 20 years from the previous owners.
- It is understood this was a 'loose' renting arrangement and there is no paperwork to back up any agreement.
- Whilst the building is extremely basic, it served their purpose until about 4½ years ago when it finally deemed unsuitable and the business vacated.
- The previous owner was either advised or decided the Old Bakery needed substantial investment before it could be marketed. They could not justify the expense based upon the likely rental return and as they intended to move away, the building was not marketed and remained empty for their final year of ownership.

The applicant (current owner) purchased the whole site (including Somerset House) 3½ years ago. The building known as The Old Bakery has not been rented out for business use in all that time. The Old Bakery is very basic consisting of nothing more than an un-insulated shell with rudimentary power, lighting, toilet and tea-making facilities. Based upon the advice from the previous owners, the applicant was informed any attempt at marketing the Old Bakery in its current state would be unsuccessful.

Therefore, the building has remained underutilised for 4½ years. There is no loss of local employment. The building cannot be marketed until large amounts of money are spent on substantial renovation and the business case for spending such sums are uneconomic and carry huge risk.

The building is completely surrounded by residential properties. Any intensity of business use, has the potential to cause upset to neighbours. The change of use to an annexe or holiday let is considered entirely appropriate to the setting. Actually, during periods of holiday let use, the building would even provide a source of local employment for such things as cleaning services etc.

We therefore believe the case for the change of use is justified. The building has not been made deliberately unviable. It was already in this state. It is the applicants intention to renovate the building. The business case is pretty clear. A similar office building in Goring is currently being offered for a monthly rent of £375. A holiday let would attract a figure four times this amount whilst at the same time, being considerably less contentious. But that said, it is not the applicants main motivation which is to provide an annexe for family dependents for which the case to justify the expenditure on renovation is obvious.

I hope this clarifies my clients position.

With Kind Regards

Peter Davey
Director

Peter Davey Ltd
construction consultant

49 Park Drive
Rustington
West Sussex BN16 3DY

From: Andrew Wood [mailto:Andrew.Wood@arun.gov.uk]
Sent: 07 November 2018 10:31
To: [REDACTED]
Subject: A/106/18/PL - Somerset House, Angmering

Mr. Davey,

My name is Andrew Wood MRTPI. I am a Senior Planning Officer at Arun District Council. I have been allocated your application to write a report of recommendation with a view to determination. Further information is required. Could I request that you agree to a further extension of time until the 31st November 2018 by return of email while these matters are resolved. I will however seek to process the application as soon as I have received the information requested below. I can be contacted by phone on 01903 737768.

FURTHER INFORMATION REQUIRED

- 1) Could you clarify the intended use of the property. Please clarify how the property is to be used in the short and medium terms and/or whether the 2 uses are to be intermittent?
- 2) I would like to draw your attention to the local planning policies below which need to be addressed prior to determination of the application. Could you provide a statement indicating compliance with the policies below?

Angmering Neighbourhood Plan

ER2: Local Employment

There will be a general presumption against the loss of locations that provide employment within the Parish, either as a result of proposals for a change of use or for the redevelopment of existing premises or sites of employment for non-employment use.

Proposals for change of use or redevelopment, which would result in the loss of employment use, will only be acceptable if they demonstrate the following:

The premises or site is no longer required for employment use in terms of need or demand, by the premises or site having been marketed for a period of not less than one year for employment use and no occupier has been found. Full details relating to the marketing must accompany any proposal.

That the alternative use proposed will be a positive contribution to the sustainability of Angmering.

Arun Local Plan 2011 - 2031

Policy EMP DM1

Employment Land: Development Management

2. Protection of existing employment premises and sites

Existing employment sites and premises will be protected where there remains a reasonable prospect of employment use. Excepting Permitted Development Rights or Local/Neighbourhood Development Orders, change of use from Business Class (B1-B8) or similar sui generis(23) uses will not be permitted unless:

23 Sui generis uses are uses not specifically categorised in the four main Use Classes and are their own specific use

8 Employment & Enterprise

a. It is demonstrated that the site is no longer required and is unlikely to be re-used or re-developed for industrial/commercial purposes. This should include clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate the proposed use - using a methodology to be agreed by the District Council at pre-application advice stage; or b. The existing location poses insurmountable environmental harm or amenity which cannot be satisfactorily resolved.

The Council will require evidence that the site has not been made deliberately unviable, that marketing has been actively conducted for a reasonable period of time and that alternative employment uses have been fully explored.

Thank you for your prompt response,

Andrew Wood MRTPI

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
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