

Peter Cleveland

From: Peter Cleveland
Sent: 04 November 2011 13:53
To: 'Katharine Morgan'
Cc: 'Clare Bartlett'
Subject: RE: Ref: A/120/11/ - Vacant Building at Rustington Golf Centre
 Dear Katharine

Thank you for the email below, I have arranged a room for 12pm on Friday 11th.

Myself and Eve Hearsey will be attending the meeting to discuss the application. If you could come into the reception at the Arun Civic Centre in Littlehampton and let them know you have a meeting I will come down and meet you there.

Kind regards
 Peter

Peter Cleveland Planner, Planning Department, <u>Arun District Council</u> Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37370 External: +44 (0) 1903 737500 Ext 37370 E-mail: Peter.Cleveland@arun.gov.uk Visit Arun's web site at www.arun.gov.uk  Save the environment • think before you print.

Katharine Morgan [REDACTED]
Sent: 04 November 2011 09:59
To: Peter Cleveland
Cc: Clare Bartlett
Subject: RE: Ref: A/120/11/ - Vacant Building at Rustington Golf Centre

Dear Peter

Further to your telephone call, I confirm that the meeting will take place on Friday 11th November at 12pm. Clare Bartlett and myself will be attending together with our client. I would be grateful if you could book a meeting room and confirm who will be attending from Arun Council.

I look forward to meeting with you next week.

Kind Regards

Katharine

Katharine Morgan BA (Hons) Dip TP MRTPI
 Senior Planner
 Strutt & Parker LLP
 31 North Street
 Chichester
 West Sussex
 PO19 1LY
 [REDACTED]

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At the present time I do not think a meeting to discuss the application would be useful until we have reviewed the whole application as just discussing the retail consultants report at this stage may overcome some issues but may overlook others which are relevant in the final consideration of the application. I would therefore suggest we have a meeting on 15th November once we have had time to fully review the application so that we can outline all issues and refusal reasons.

I hope the above is of assistance but if you have any further queries please do not hesitate to contact me.

Kind regards
Peter

Peter Cleveland | Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Peter Cleveland

From: Katharine Morgan [REDACTED]
Sent: 04 November 2011 10:13
To: Peter Cleveland
Cc: Clare Bartlett
Subject: RE: Ref: A/120/11/ - Vacant Building at Rustington Golf Centre
Attachments: ATT211551.txt

Dear Peter

Further to your telephone call, I confirm that the meeting will take place on Friday 11th November at 12pm. Clare Bartlett and myself will be attending together with our client. I would be grateful if you could book a meeting room and confirm who will be attending from Arun Council.

I look forward to meeting with you next week.

Kind Regards

Katharine

Katharine Morgan BA (Hons) Dip TP MRTPI
 Senior Planner
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From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 03 November 2011 09:13
To: Katharine Morgan
Cc: Clare Bartlett
Subject: RE: Ref: A/120/11/ - Vacant Building at Rustington Golf Centre

Dear Katharine

I have discussed this with Nik Antoniou this morning and due to the follow up work required from the Development Control Committee yesterday Senior Officers will not be able to review the application until later next week. Therefore we will only be available for a meeting from the 11th November. We will not be making a final decision upon the application until we have met with yourselves.

Nevertheless I do not think that having a meeting next week would resolve the issues with the application to overturn any reason for refusal. As such we would not accept any further information at this stage.

Kind regards

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Peter Cleveland

From: Clare Bartlett [REDACTED]
Sent: 14 November 2011 12:40
To: Peter Cleveland
Subject: Rustington Golf Centre, Golfers Lane, Angmering
Attachments: ATT480006.txt

Dear Peter

Further to our meeting last week, I have now received instructions from our client that they wish to withdraw the application.

I would be grateful if you would please confirm that the application has now been withdrawn. ~~_____~~

Thanks,

Clare

Clare Bartlett MRTPI AEMA
Associate Planner
Strutt & Parker LLP
31 North Street
Chichester
West Sussex
PO19 1LY

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Peter Cleveland

From: David Jones [redacted]
Sent: 28 October 2011 12:28
To: Peter Cleveland
Cc: Eve Hearsey
Subject: RE: Planning Application Ref A/120/11 Rustington Golf Centre
Attachments: 11 10 28 App A 120 11 DPDS Comments - REVISED FINAL.pdf

Dear Peter

I have amended the report to take account of the applicant's information on product range and floorspace. As discussed, no change in the overall conclusions.

Regards

David

David Jones MRTPI MRICS
DPDS Regional Ltd (South West)
Redmayne House, 4 Whiteladies Road, Clifton, Bristol, BS8 1PD

From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 26 October 2011 16:15
To: David Jones
Subject: RE: Planning Application Ref A/120/11 Rustington Golf Centre

Dear David

If it is not too arduous, could please reissue the report to take into account the clarification of product range as you suggest below.

Thank you for the comments below.

Kind regards
Peter

From: David Jones [redacted]
Sent: 26 October 2011 15:53
To: Peter Cleveland
Cc: Eve Hearsey
Subject: RE: Planning Application Ref A/120/11 Rustington Golf Centre

Dear Peter

I refer to your email and also the supporting information provided by the applicant in support of the above application.

Whilst the information relating to product range and indicative floorspace is helpful and addresses the clarification request of paragraph 1.8 of the DPDS report, the conclusions of the report remain and I agree with your email conclusion. It would appear that the proposed product range overlaps with the range of convenience product ranges commonly sold and established in local centres, notwithstanding our concerns over the extent of the catchment area adopted.

I trust this is sufficient to address your request although please do not hesitate to contact me should you require me to reissue the report to take account of the clarification of product range/quantum.

I have a meeting to attend this afternoon/tomorrow morning but can action on my return.

Regards

David

David Jones MRTPI MRICS
DPDS Regional Ltd (South West)

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From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]
Sent: 20 October 2011 14:58
To: Clare Bartlett
Subject: Planning Application Ref A/120/11 Rustington Golf Centre

Dear Clare Bartlett

Please be advised that I have now received the consultation response from DPDS our retail consultants for the above application. If you would like to have a look through, it is available on our website or a hard copy is on planning file which you can view in the office.

I will be on leave for a couple days from today, therefore its likely to be later next week that I have considered the response if you would like to discuss it further.

I hope this of assistance.

Kind regards
Peter

Peter Cleveland | Planner, Planning Department, Arun District Council | Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF

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4 Whiteladies Road
Clifton Bristol
BS8 1PD
Tel No: 0117 9466882

Peter Cleveland

From: Peter Cleveland
Sent: 26 October 2011 15:22
To: [REDACTED]
Cc: Eve Hearsey
Subject: FW: Planning Application Ref A/120/11 Rustington Golf Centre
Attachments: Peter Cleveland, Arun District Council 07092011.pdf, Planning Application Ref A/120/11 Rustington Golf Centre; ATT11631.txt

Dear David

Thank you for your appraisal of the above application, I have had a look through and your comments are very useful.

I just had one further question to ask if I may and it relates to the attached PDF and email sent by the Agent Clare Bartlett. I did not originally forward you these details as the reason I had requested them was in anticipation of any S106 agreement (if recommended for approval) which would restrict types of products sold from the premises and the amount of floor area in percentage we may have allowed/restricted to the A1 use. Clare Bartlett has raised the question that the attached information may change your view upon the application.

From the main conclusions I have taken from your report I do not believe the attached information would overcome this nor change your view on the proposed development as you have based your comments on the floor space of the sales area as 960sqm as suggested within the attached letter in PDF form. The other information I believe would have been important if we were going to recommend approval of the application with regards to conditions/legal agreements.

Please could you confirm whether or not you agree with my suggestion that this does not overcome the concerns you raised within the appraisal and that your response would remain as existing in light of this further information.

Kind regards
 Peter

Peter Cleveland Planner, Planning Department, <u>Arun District Council</u> Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF Internal: 37370 External: +44 (0) 1903 737500 Ext 37370 E-mail: Peter.Cleveland@arun.gov.uk Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

Bartlett [mailto:[REDACTED]]
Sent: 21 October 2011 10:38
To: Peter Cleveland
Cc: Katharine Morgan
Subject: RE: Planning Application Ref A/120/11 Rustington Golf Centre

Dear Peter

Many thanks for your email. We've gone through the retail consultant's comments and it would be useful to meet with you to run through these – could you please let me know your availability?

From the report I don't think the consultant had sight of the additional information I sent to you (attached) and I wondered how this might affect his views since the sales area actually only equates to just over half the overall floorspace.

Regards,

Clare

Clare Bartlett MRTPI AIEMA
 Associate Planner
 Strutt & Parker LLP
 31 North Street
 Chichester
 West Sussex
 PO19 1LY

ter Cleveland

From: David Jones [REDACTED]
Sent: 04 October 2011 09:08
To: Eve Hearsey
Cc: Peter Cleveland
Subject: RE: Morrison - LU/271/11 & Rustington Golf Club - A/120/11

Dear Eve

Thank you for your email and for the update on reporting dates, and note the initial priority for Rustington.

I will be in touch with Peter and yourself in early course.

Kind regards

David

David Jones MRTPI MRICS
DPDS Regional Ltd (South West)
Redmayne House, 4 Whiteladies Road, Clifton, Bristol, BS8 1PD

From: Eve Hearsey [REDACTED]
Sent: 30 September 2011 10:55
To: David Jones
Cc: Peter Cleveland
Subject: RE: Morrison - LU/271/11 & Rustington Golf Club - A/120/11

Dear David

Thanks for this, Karl has the paperwork and I have forwarded him this email to him.

The Rustington Golf Club application is older than the Morrison's one, so I would appreciate your response to that one first please. The case officer for this application is Peter Cleveland tel. 01903 737500 extrn. 37370

With regard to Morrison's, the application has only been in a week, so a 2 - 3 week turnaround would be good, then if there are any problems etc. it will give me time to action/discuss. At this moment there is no scheduled reporting date.

Regards

Eve

Eve E Hearsey | Team Leader Development Control East, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
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From: David Jones [REDACTED]
Sent: 30 September 2011 10:24
To: Eve Hearsey
Subject: RE: Morrison - LU/271/11 & Rustington Golf Club - A/120/11

Dear Eve

Thank you for confirmation of appointment. I would be grateful for return of the paper work and enclosures if possible.

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Peter Cleveland

From: Eve Hearsey
Sent: 29 September 2011 16:11
To: 'David Jones'; Duncan McCallum
Cc: Karl Roberts; Peter Cleveland
Subject: Morrison - LU/271/11 & Rustington Golf Club - A/120/11

Dear David

I am pleased to confirm that Karl Roberts has accepted your quotation for the retail consultation work for the above 2 applications, and therefore I would be grateful if you can proceed with your consultation response.

Thanks you very much for your efforts.

Kindest Regards

Eve

Eve E Hearsey | Team Leader Development Control East, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
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 **Eve Hearsey**

To: Parsons, Dave

Subject: Change of use, Rustington Golf Centre - A/120/11

Dear Mr Parsons

Thank you very much for your recent comments and quote for the above application. However, I am sorry to inform you that at this time you have not been successful in securing the retail consultancy for this particular application.

May I take this opportunity in thanking you for your time in putting forward the quote, and I am sure we will no doubt be in contact with you on future applications.

Kindest Regards

Eve

Eve E Hearsey | Team Leader Development Control East, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
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Eve Hearsey

From: Peter Cleveland
Sent: 28 September 2011 12:07
To: Eve Hearsey
Subject: FW: Change of Use; Rustington Golf Centre

-----Original Message-----

From: Parsons, Dave [REDACTED]
Sent: 28 September 2011 11:03
To: Peter Cleveland
Subject: Change of Use; Rustington Golf Centre

Dear Mr Cleveland

Thankyou for your request for comments on the application for retail use at the Rustington Golf Centre.

I have briefly reviewed the report submitted by Strutt and Parker which does not provide sufficient analysis to properly assess the proposal. My advice if this were the only evidence submitted would be to refuse the application. I would review the report , explain its shortcomings and outline what further work is needed, referring in particular to National policy and recommend refusal unless the necessary work is carried out. This would involve around one day's work at a cost of £600.

Alternatively I could liaise directly with the applicant and their consultants, as I did with Chase & Partners for the recent Focus Retail application, to explain the information needed and assess it as it is received with further discussions as necessary. On the basis of the experience with Chase and Partners this would take around five days in total at a cost of £3,000.

It may be sensible to commission the first option at the outset and see how the applicant responds. I look forward to your response.

David Parsons

PXC

Julie Grieves

From: Peter Cleveland
Sent: 15 September 2011 10:18
To: Planning.Responses
Subject: FW: Planning Consultation on: A/120/11/

Could the emails below please acknowledged as the consultation response from Economic Development for A/120/11/.

Thanks
 Peter

From: Linda Standley
Sent: 15 September 2011 10:07
To: Peter Cleveland
Cc: Anthony Everitt
Subject: FW: Planning Consultation on: A/120/11/

Dear Peter

A planning Application was recently sent to me (See below) for the Vacant Building at Rustington Golf Centre Golfers Lane Angmering BN16 4NB

My colleagues in Economic Development have some comments to make and I thought it easier if I sent them to you by e mail - see below from Sadie, Margaret and Miriam.

Linda

From: Miriam Nicholls
Sent: 15 September 2011 09:42
To: Sadie Tooley; Linda Standley; Anthony Everitt; Caroline Gosford
Subject: RE: Planning Consultation on: A/120/11/

I'm with everyone else on this one. I'd also add that once again there is the possibility of diversion of trade from Rustington village centre and possible Littlehampton Town Centre also. I'd also be hard pushed to see how a farm shop could create 60 jobs and if it does they will be low paid and likely unskilled which is what we are trying to move away from.

Miriam

Miriam Nicholls | Business Development Manager, Economic & Cultural Development Department, Arun District Council | Location: Second Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37845 | External: +44 (0) 1903 737845 | E-mail: miriam.nicholls@arun.gov.uk

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From: Sadie Tooley
Sent: 07 September 2011 10:48
To: Linda Standley; Anthony Everitt; Caroline Gosford; Miriam Nicholls
Subject: FW: Planning Consultation on: A/120/11/

Dear All,

I would support Margaret's comments below and rather see the building used for the original planning application purpose but as it is not clear why that hasn't been delivered it may be hard to enforce that.

Regards
 Sadie

From: Margaret Murphy
Sent: 31 August 2011 10:46
To: Linda Standley; Anthony Everitt; Caroline Gosford; Miriam Nicholls; Sadie Tooley
Subject: RE: Planning Consultation on: A/120/11/

I have no objections in principle to a farm shop on these premises particularly as the Economic Development document states that there would be opportunities for up to 60 FTE jobs after a year.

However, the application does not state why the original plans for the Family Activity Centre on this site have not gone ahead. These were to include a Bowling Alley, Laserquest, Soft Play Area and Restaurant and one would imagine that similar employment opportunities would be created by this use of the site.

It would seem that planning permission has been granted for this original use and in my view this would be a more appropriate use of the



Thanking you in anticipation

Regards
Planning Case Officer

consultee_email

Peter Cleveland

From: Sandra Varney [REDACTED]
Sent: 07 September 2011 16:10
To: Peter Cleveland
Subject: Planning Applicatin Reference A/120/11 - Vacant Building at Rustington Golf Centre, Golfers Lane, Rustington
Attachments: Peter Cleveland, Arun District Council 07092011.pdf

Please find attached correspondence from Clare Bartlett for your kind attention.

Sandra Varney
Secretary to Clare Bartlett
[REDACTED]

Clare Bartlett MRTPI AIEMA

Associate Planner
Strutt & Parker LLP
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Your Ref:

7 September 2011

SENT BY EMAIL: peter.cleveland@arun.gov.uk

Dear Peter

**Planning Application Reference A/120/11
Vacant Building at Rustington Golf Centre, Golfers Lane, Rustington**

Further to our telephone conversation last week, I write to provide the additional information requested in relation to the above.

You asked for a list of items that will be sold within the farm shop and an indication of the amount of floor space that would be allocated to each. It is difficult to provide an accurate breakdown of floor space as there is likely to be seasonal variations and a need to adapt a change in demands, however the following list provides approximate percentages to show how the 960sqm sales area would be used:

Fruit	10%
Vegetables –	10%
Meat/fish/game –	20%
Grocery –	10%
Dairy products –	10%
Prepared foods, meals -	10%
Wine –	5%
Bakery items –	15%
Flowers/plants –	5%

It is estimated that 95% of produce sold would fall within one of the above categories.

You also asked for further details about the scale of the proposal. Whilst it is fair to say that the farm shop is larger than average, it does make effective use of a currently vacant building and would provide a useful local outlet for farms without for the need for further built development. The size of the building enables larger quantities of produce to be purchased and sold from local farms, and the provision of a kitchen and bakery to allow for on site preparation of foods which typically would otherwise be carried out off-site. This in itself will provide additional jobs and reduce food miles.

I hope this information is helpful to you and please do not hesitate to contact me should you have any further queries.

Yours sincerely

**Clare Bartlett BSc (Hons) Dip TP MRTPI AIEMA
Associate – Planning & Development**



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 Eve Hearsey

From: Eve Hearsey
Sent: 06 September 2011 15:50
To: [REDACTED]
Cc: Peter Cleveland; Karl Roberts
Subject: Retail Impact Assessment - Vacant Building at Rustington Golf Centre, Golfers Lane, Angmering - A/120/11

Dear Mr McCallum

I emailed you on the 19th August requesting that you undertake the role as our Retail Consultant for an application for Morrison's which is soon to be submitted. You have replied in the affirmative giving fee information etc.

An application has recently been submitted for a **change of use of vacant building from family activity centre (D2) to a farm shop (A1)** at the above site. I would be grateful if you would indicate whether you would undertake the role as our Retail Consultant for the Morrison application and this current application at the Golf Centre, and if so, please could you advise what your fees would be for undertaking both the applications or an indicative ball park figure, in order that I can arrange for the money to be allocated.

You can see all of the documentary plans on our website under the planning reference of A/120/11

I look forward to hearing from you.

Yours sincerely

Eve E Hearsey | Team Leader Development Control East, [Arun District Council](#) | Location: First Floor, Arun Civic Centre,
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Siobhan Honney-Bayes

From: Charlotte Burrows on behalf of Planning.Responses
Sent: 15 August 2011 16:14
To: Siobhan Honney-Bayes
Subject: FW: Planning Incomplete Application - Request for further information on A/120/11/
Attachments: Validation Checklist.pdf

Charlotte Burrows | Technical Support Unit Assistant, Planning and Building Control, Arun District Council | Location:
 First Floor, Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
 Internal: 37459 | External: +44 (0) 1903 737711 | E-mail: Charlotte.Burrows@arun.gov.uk
 Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Clare Bartlett [REDACTED]
Sent: 15 August 2011 14:20
To: Planning.Responses
Subject: RE: Planning Incomplete Application - Request for further information on A/120/11/

Dear Sir/Madam

Please find attached the validation checklist which was in the original application submission.

I also confirm that the proposals include no physical development, hence no design and access statement has been submitted.

Clare

Clare Bartlett MRTPI AIEMA
 Associate Planner
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