

Karen Parsons

From: Anita Gardner
Sent: 12 April 2018 11:54
To: Karen Parsons
Subject: FW: A/8/18/PL - Land to rear of The Cottrells
Attachments: MP 01 02revC.PDF; ADC 962 15.pdf; ADC 962 14 A.PDF; ADC 962 13 A.PDF

Please can this EOT be recorded

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From: Alistair Dodd [REDACTED]
Sent: 12 April 2018 11:55
To: Anita Gardner
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Ms Gardner,

Thank you for the email.

I attach amended and new drawings No ADC 962/13A, 14A & 15. I have corrected the south elevation and added a 1:50 scale section as requested. I have also re-measured the rooflight heights and confirm that none of the eills are lower than the previous approval heights 1500mm. I also attach the approved drawing MP 01 02 C showing the dimensioned section which confirms this.

I am happy to grant the extension of time but don't understand why this would need to go to committee. I would like to remind you that this application is only for a simple an amendment for revised skylights. There are less skylights than the approved scheme and two on the north elevation are higher than approved so I am intrigued to know what the parish council's objection is for and if it is a valid Planning reason. I'll let you be the judge of that.

You should be aware that AM Homes will appeal the decision if refused. They have been advised by their Planning Consultant that given the innocuous nature of this current application they should also claim for costs.

On a separate note the owners of The Russetts have dropped their case for the boundary dispute. During my investigations we discovered that a portion of The Russetts' boundary fence appears to have been placed on car park land. Two historical maps show the boundary line curving gradually over the Russetts' land rather than to a sharpe point that exists on site. I don't think this is a Planning matter but as it was raised earlier by Mr Marshall I thought I would let you know. I have advised AM Homes to seek legal advice about the encroachment made by The Russetts onto the car park land.

Regards,

Alistair

Alistair Dodd Consulting Ltd
72a Beaconsfield Road

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East Sussex
BN1 6DD

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: Wednesday, April 11, 2018 4:31 PM
To: 'Alistair Dodd'
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Mr Dodd,

I did look at the application before Easter with a view to writing it up for approval, but there is a parish council objection which means that the application will need to be determined by Development Control Committee if recommended for approval and I am still awaiting the views of the Conservation Officer. The next available Committee is 09-05-2018 and I would therefore appreciate your agreement to an extension of time on the application until 11-05-2018, though I should emphasise that at this stage the recommendation of approval has not been agreed through the sign off process.

Further, I note that the proposed south elevation plan does not correlate with the west elevation and should be amended to delete the gabled roof since the proposal relates to additional rooflights only. I will also require confirmation as to where the cross section is taken from and whether any of the rooflights are intended to be a means of escape. It would be my intention to consider any that are not indicated as such to be conditioned to be non-opening and possibly obscure glazed depending on their position. It would also be helpful to have a cross section of the roof lights on the other 2 elevations (north/south) and its position indicated on a floor plan. My preference would also be for the elevations to be provided at 1:50 scale for clarity.

I would appreciate receipt of this additional/amended detail by the end of this week so that I can meet the deadline for Committee close by the middle of next week

Regards

Anita Gardner

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From: Alistair Dodd
Sent: 11 April 2018 10:40
To: Anita Gardner
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Anita,

Do you have any idea when the decision will be issued?

Regards,

Alistair

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: Monday, March 26, 2018 3:21 PM
To: 'Alistair Dodd'
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Mr Dodd,

I am awaiting the comments of the Conservation Officer which I will be chasing up tomorrow. It is my intention to pass the application through to my Team Leader by the end of the week.

Regards

Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Alistair Dodd [mailto:Alistair.Dodd@arun.gov.uk]
Sent: 22 March 2018 15:27
To: Anita Gardner
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Ms Gardner,

I trust you are well.

Do you have a target date for the application?

Regards,

Alistair

Alistair Dodd Consulting Ltd
72a Beaconsfield Road
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BN1 6DD

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: Friday, February 23, 2018 2:11 PM
To: 'Alistair Dodd'
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Mr Dodd,

Given your response I am seeking legal advice regarding the need to serve notice, which may take a couple of weeks and confirm that at this stage the application is not being put on hold.

I will be scanning your response to my initial e-mail as related correspondence, but the attachment will remain confidential unless you confirm that you have no objection to it being available to view by the public.

Regards

Anita Gardner

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From: Alistair Dodd [REDACTED]
Sent: 23 February 2018 09:49
To: Anita Gardner
Subject: RE: A/8/18/PL - Land to rear of The Cottrells

Dear Ms Gardner,

I'm guessing this relates to Mr Marshall at The Russetts. It is quite bizarre, he has recently claimed that he owns a strip of land within the car park beyond his boundary fence where the roof of the development overhangs. This is a fraudulent claim but he has used a surveyor friend to put a report together. The report doesn't make sense and I attach the response from A M Homes to put you in the picture. It is unclear what Mr Marshall's motives are but he may be trying to build a case that the previous permissions are not valid so that he can sue the Arun District Council. He has become increasingly vexed about this project and probably won't be happy unless the building is torn down.

The new building position, profile, roof overhang is exactly as the approved scheme. The roof does not overhang anyone's boundary. The application site is identical to all the previous applications so only a certificate A is needed as before.

I do hope you can deal with this application, but if not I will take it straight to your management team. A M Homes wish to put a complaint in to Juan Baeza about the poor service received at the last application which I've urged them not to submit.

The southern hip end roof slope is being rebuilt next week so this is now a very simple Variation of a Condition application for adjusted rooflights. They have been agreed with Tracey Headley-Smith and the Conservation Team.

I apologies for the tone of this email.

Regards,

Alistair

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: Thursday, February 22, 2018 4:24 PM
To: [REDACTED]
Subject: A/8/18/PL - Land to rear of The Cottrells

Dear Mr Dodd,

A number of letters of representation received in relation to the above application refer to encroachment of the building onto neighbouring land. The land ownership certificate submitted with the application is therefore incorrect and you will need to submit a Certificate B and serve notice on Russets and 4-6 The Cottrells. The application will be put on hold until such time as the relevant information is submitted.

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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