

[REDACTED]

[REDACTED]

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Mark Payne, MRICS [REDACTED]
Sent: 22 July 2022 16:53
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
[REDACTED] Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Urgent 11 Dove Court PO22 9TP

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Good Afternoon Daniel,

Thank you for confirming that the application validated on the 2nd March 2022 was unnecessary.

I am slightly frustrated that it has taken 20 weeks for this to come to light in which time the Arun District Council have taken the opportunity to increase the council tax to 300% and serve an Improvement Notice.

Please withdraw our application as suggested.

Kind Regards,
Mark

Mark Payne, MRICS
General Practice Surveyor (Asset)



Chartered
Institute of
Housing
Member

Home Group
2 Gosforth Park Way
Gosforth Business Park
Newcastle upon Tyne
NE12 8ET



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From: Daniel Vick <Daniel.Vick@arun.gov.uk>

Sent: 22 July 2022 16:45

To: Dawn Dunn [REDACTED] Mark Payne, MRICS [REDACTED]

Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Subject: FW: Urgent 11 Dove Court PO22 9TP

Importance: High

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Dawn and Mark,

There seems to be some confusion on this matter.

You are correct that the description states '26 sheltered housing units with wardens accommodation and communal facilities.'

However in planning law restrictions on a permission are controlled through conditions or legal agreements rather than the description. There are no planning conditions or restrictions in the legal agreement (this just restricts the age of the occupants) that require the provision of the warden accommodation.

Therefore your application to vary the legal agreement seems unnecessary if you are just wishing to replace the wardens accommodation with a flat.

Daniel Vick

Team Leader (Development Management), Planning

T: 01903 737771

E: daniel.vick@arun.gov.uk

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Littlehampton, West Sussex, BN17 5LF

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 22 July 2022 10:22

To: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: FW: Urgent 11 Dove Court PO22 9TP

Importance: High

Maria Tomalova

Senior Planning Officer
Directorate of Place

T: 01903 737510

E: maria.tomalova@arun.gov.uk



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From: Dawn Dunn [REDACTED]
Sent: 22 July 2022 10:20
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: Urgent 11 Dove Court PO22 9TP
Importance: High

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Hi Maria

Can you come back to us on this one please when you get a minute as I have very tight deadlines to work with now that I have received the Improvement Notice.

Much appreciated
Dawn

Dawn Dunn
Scheme Manager

Home Group
11 Dove Court
Sherwood Road
Bognor Regis
PO22 9TP

T:



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From: Mark Payne, MRICS [REDACTED]

Sent: 21 July 2022 10:15

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Cc: Dawn Dunn [REDACTED]

Subject: RE: Urgent 11 Dove Court PO22 9TP

Good Morning Maria,

Further to my previous email, I am sure you are aware that your colleague, Helen Stevens, has now served an Improvement Notice and Demand for Payment on Home Group.

Given to fact it is now 20 weeks since our planning application was validated, I would appreciate it if you could confirm that there is nothing to modify within any of the documents sent through to you on Tuesday which would restrict the sale of the warden accommodation.

Many Thanks,
Mark

From: Mark Payne, MRICS

Sent: 19 July 2022 16:54

To: 'Maria Tomalova' <Maria.Tomalova@arun.gov.uk>

Cc: Dawn Dunn [REDACTED]

Subject: FW: Urgent 11 Dove Court PO22 9TP

Hi Maria,

Thank you for the below and attached send through to my colleague Dawn.

I have also attached a copy of the planning notice dated 15th of May 1987 which stipulates that the planning permission is granted on the basis of '26 *sheltered housing units with wardens accommodation and communal facilities.*'

If you could please confirm that there is nothing to modify within any of the attached which would restrict the sale of the warden accommodation as an additional housing units?

Once confirmation is received, I would be happy to withdraw this application as requested below.

Many Thanks,
Mark

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 19 July 2022 11:46

To: Dawn Dunn [REDACTED]

Subject: RE: Urgent 11 Dove Court PO22 9TP

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scan_maria.tomalov scan_maria.tomalov
a_2022-07-15-13-45-a_2022-07-15-13-47-

Hi Dawn,

Please find attached copies of the Agreement dated 15th of May 1987 made in pursuance of Section 52 of the T&CP Act and linked to the Planning Application Reference BE/137/86 dated 7th January 1987.

In your application ref. BE/15/22/PO you ask for a modification of a Section 52 Agreement from 1987 and linked to planning permission BE/137/86 in order to change the occupations allowed from 26 Sheltered units and 1 Wardens unit to 27 Sheltered units.

As you can see the Agreement in Second Schedule does not allow the land or any part thereof to be occupied by persons of less than State Pensionable age....

(c) Age restriction for a resident warden and his/her spouse only

And not to use the land for any purpose which would give rise to any future change of use and require the provision of a greater number of car parking spaces

There is no change of use involved since the use will remain residential and I do not think there will be a requirement for a greater number of car parking spaces.

I also believe that the age restriction will apply for future occupants as it did for warden and his/her spouse.

For the above reasons there is nothing to modify within the above Agreement and therefore I would like to ask you to withdraw your application.

To withdraw this application you need just to send me an email requesting the withdrawal of application reference BE/15/22/PO.

If you have a further enquiry, please do not hesitate to contact me.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510



E: maria.tomalova@arun.gov.uk

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From: Dawn Dunn [REDACTED]
Sent: 19 July 2022 09:35
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: Urgent 11 Dove Court PO22 9TP
Importance: High

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Hi Maria

Could you please come back to me today with the information email as discussed please as I have a residents meeting tomorrow morning and need to be able to update the residents with this information.

Kind Regards
Dawn

Dawn Dunn
Scheme Manager

Home Group
11 Dove Court
Sherwood Road
Bognor Regis
PO22 9TP

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From: Dawn Dunn

Sent: 18 July 2022 10:03

To: maria.tomalova@arun.gov.uk

Subject: RE: Urgent 11 Dove Court PO22 9TP

Hi Maria

It was good to catch up with you on Thursday, thank you for the information.

I look forward to receiving your email.

Kind Regards

Dawn

From: Dawn Dunn

Sent: 14 July 2022 13:05

To: maria.tomalova@arun.gov.uk; Helen Stevens <Helen.Stevens@arun.gov.uk>; Graham.Smith@arun.gov.uk

Subject: RE: Urgent 11 Dove Court PO22 9TP

Importance: High

Hi

I have a missed call from Arun District council but not sure who contacted me, could you call again please?

Many thanks
Dawn

From: Dawn Dunn
Sent: 14 July 2022 11:48
To: maria.tomalova@arun.gov.uk; Helen Stevens <Helen.Stevens@arun.gov.uk>; Graham.Smith@arun.gov.uk
Subject: FW: Urgent 11 Dove Court PO22 9TP
Importance: High

Hi

I am the manager at Dove Court and am trying to move forward the Planning Determination in relation to 11 Dove Court.

PLANNING APPLICATION DETAILS			
View Documents	Other Applications on Site	Enter Comment	Back to Search page
Reference	BE/15/22/PO		
Status	Undecided		
Proposal	Application to modify a Section 52 Agreement from 1987 and linked to planning permission BE/137/86 in order to change the occupations allowed from 26 Sheltered units and 1 Wardens unit to 27 Sheltered units.		
Location	Flat 11 Dove Court Sherwood Road Bognor Regis PO22 9TP		
Parish	Barnsted		
Case Officer	Ms M.Tomalova		
Received	01-03-22		
Validated	02-03-22		
Decision By	27-04-22		
Comment By	08-04-22		
Applicant	Home Group Ltd 2 Gosforth Park Way Gosforth business Park NE12 8ET		
Agent	Home Group Ltd 2 Gosforth Park Way Gosforth business Park NE12 8ET		

Would it be possible to clarify what the "Copy of Agreement" you are waiting for and give further details of the "Notices" you require please?

I really look forward to hearing from you to enable us to move forward with this matter.

Kind Regards

Dawn

From: Graham Smith <Graham.Smith@arun.gov.uk>
Sent: 13 July 2022 13:54
To: Dawn Dunn <Dawn.Dunn@homegroup.org.uk>
Subject: 11 Dove Court PO22 9TP

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Hello Dawn

Helen Stevens has asked me to respond to your email of 1 July 2022. Looking back at the records the Planning Officer was not provided with a copy of the Agreement and No Notices have been served and without these, they cannot make a decision.

I hope this is of some assistance

Graham

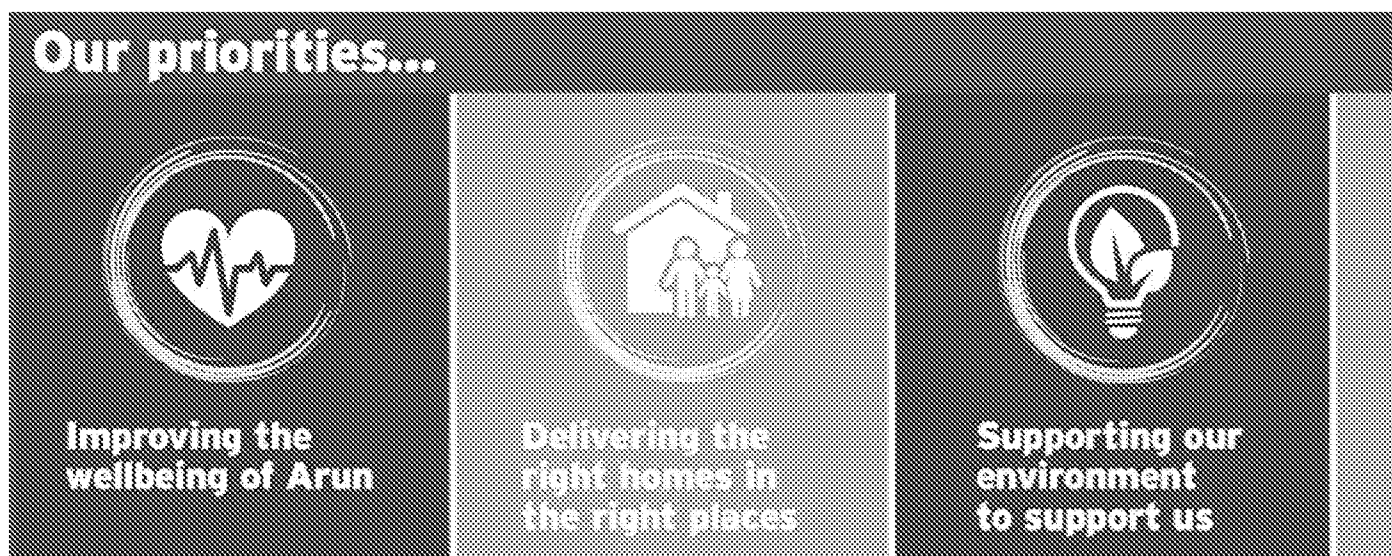
Graham Smith
Empty Homes Technical Support Assistant,
Private Sector Housing and Public Health Team

Working Days Tuesday to Thursday

T: 01903 737910

E: graham.smith@arun.gov.uk

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