

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Gary Bottwood [REDACTED]
Sent: 06 June 2021 10:06
To: Finlay Gardner <Finlay.Gardner@arun.gov.uk>
Subject: BE/59/21/PL

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Hi Finlay,

Is it not the case that if the drawings submitted are proven to be inaccurate the Application is invalid and a resubmission would be requested. If the drawings have been submitted and are knowingly inaccurate this constitutes Fraud and Mr delaney and his agent can be prosecuted for misleading the Planning Committee?.

[Dominic Reeb 21st June 2018](#)

'A person who makes a false or misleading statement in connection with a planning application, knowing that it was or might be untrue or misleading, with the intent to make a gain for himself may be prosecuted under the Fraud Act 2006'.

In Addition to Mr Delaneys submission of inaccurate drawings:

He failed to indicate the existence of trees adjacent that would have a negative effect on visibility. A licence would be required to remove, trim or relocate these trees and an investigation as to whether the VCO encroaches a Root Protection Area.

He failed to mention the use of the site being for his Plumbing Business. (He has now relocated this to a temporary site whilst waiting for your decision, If planning is approved he will be given the opportunity to move back to this site and resume his activities)

He denied the usage would negatively impact the local area as traffic is increased due to this usage. (If Planning is approved moving back to this site would be Financially beneficial and therefore probable. In doing this the site would revert to being a hub for his plumbing business with traffic increasing and causing disruption in a residential area, Conditions attached to BE/45/13/ at this property would be breached.)

Continues to use a VCO Licence to improve his chances of gaining Planning Permission even though that License was obtained having omitted critical information in his application.

If the Planning Application is accepted and it is proven the drawings were inaccurate and Mr Delaney omitted other information that would negatively affect his application the Planning Permission can be revoked post installation?

Our concerns confirm the importance of a site visit and survey to confirm the position of the VCO and calculate the actual visibility achievable. We are in no doubt the required visibility is unobtainable, Highways are concerned this is the case and Bersted Parish Council are of the same mind as we are. Without your own investigation you will be making a decision based on the inaccurate drawings submitted by Mr Delaney and risk repercussions if not properly investigated as the safety of the public ,should Planning Permission be granted, will be compromised

Thanks
Gary.