

[REDACTED]

From: Daniel Vick
Sent: 15 November 2018 12:17
[REDACTED]
Cc: Neil Crowther; Simon Davis
Subject: FW: Development Control 14.11.18

Mr Chester,

Thanks for your e-mail.

We will release the decision later today. The legislation you refer to, as you rightly point out, relates to Environmental Health legislation. The meeting yesterday was only to decide if planning permission should be granted or not and does not impact on any EH consideration of the case. The grant of planning permission does not override the need to comply with all other legislation.

Daniel Vick

Daniel Vick | Area Team Leader, Planning Services, Arun District Council | Location: Phoenix House, Maltrovers Road, Littlehampton, BN17 5LF
Internal: 37771 | External: +44 (0) 1903 737771 | E-mail: daniel.vick@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Neil Crowther
Sent: 15 November 2018 09:48
To: Daniel Vick
Subject: FW: Development Control 14.11.18

Neil Crowther | Group Head of Planning, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37839 | External: +44 (0) 1903 737839 | E-mail: neil.crowther@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: derrickchester32 [REDACTED]
Sent: 15 November 2018 07:40
To: Neil Crowther
[REDACTED]

Subject: Development Control 14.11.18

Dear Neil,

I want to draw your attention to what I believe was an error in the report presented to members on application BR/141/18/PL. 26 Nyewood Lane change of use from a dwelling house to 8 bed HMO.

On page 157 of the agenda members are told that there are no national space standards for HMOs and instead reference should be made to Aruns own environmental health standards (which incidentally are for licencing purposes).

I would draw your attention to the following statutory instrument which came into force on the 1st October this year which does specify space standards for HMOs, again for the purposes of licencing.

<http://www.legislation.gov.uk/ukdsi/2018/9780111167359/regulation/2>

The second point I wish to make is that these standards do specify the numbers of persons to reside in each room alongside the prescribed minimum space. I therefore question the rational behind the verbal answer given to members that there cannot be a condition specifying a limit on the number of persons. Whilst it might be a licencing matter it would seem odd to allow something in a planning consent which could not be licenced. Whilst on this application it would appear the minimum space standards are not breached with the smallest room being 7.5sq m this depends on how many people are occupying it.

I would invite you and the monitoring officer to consider whether the omission from the report is a matter which could have affected the decision and whether the application should be reconsidered.

I have copied in members present at the meeting.

Yours sincerely,

Derrick Chester.

Sent from my Samsung Galaxy A3 - powered by Three