

Nicola Spencer

From: Nicola Spencer
Sent: 28 February 2020 10:16
To: Clive Hawkins
Subject: RE: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Mr Hawkins

Thank you , I will sort this out today. The refund will go back to the Planning portal and they will then refund whoever made the original payment to them. I imagine it will be about a 10 -14days for the money to be returned

Yours sincerely

Nicola

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37446 | External: +44 (0) 1903 737500 ext 37446 | E-mail: nicola.spencer@arun.gov.uk

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From: Clive Hawkins [REDACTED]
Sent: 28 February 2020 10:03
To: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: RE: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Thank you.

My client is in legal discussion with your estates department at present.

Please refund the fee.

Clive.

Sent from Mail for Windows 10

From: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Sent: Friday, February 28, 2020 9:57:38 AM
To: Clive Hawkins <[REDACTED]>
Subject: RE: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Mr Hawkins

Further to our telephone conversation on 15 January, I still do not appear to have received an amended location plan showing the access to the public highway or the amended application form with Certificate B completed and re-dated. Regardless of any other issues, from a planning point of view, the car park land to the rear is not in your client's ownership and certificate B must be completed and notice must be served on the Property, Estates and Facilities Department at Arun District Council. This application has been on hold since 16 August and I cannot continue to hold this application while you and your client are resolving these issues. I am sorry but I have to close the file and I will arrange a refund.

When you and your client are in a position to proceed you can reapply.

Yours sincerely

Nicola Spencer

Nicola Spencer | Technical Support Manager, Planning Department, Arun District Council | Location: First floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Clive Hawkins [redacted]
Sent: 14 January 2020 18:17
To: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: Re: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Nicola,

Thank you for your email regarding the outstanding info.

Below are email I have sent to Maria Tomalova, it would seem in error!!!

Clive

Clive Hawkins Architects,
[redacted]

From: Clive Hawkins [redacted]
Sent: 19 November 2019 17:45

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

Subject: Re: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

Have you any further comment on this?

Clive

Clive Hawkins Architects,


From: Clive Hawkins <clive.hawkins@clivehawkins.co.uk>

Sent: 21 October 2019 19:38

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

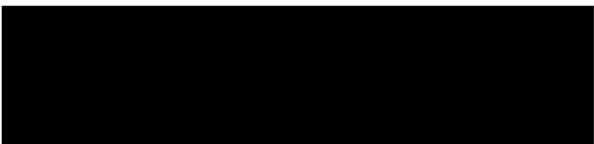
Subject: Re: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

Further to your email below, and in reply to comment from Paul Broggi, the access through the rear wall into the car park was formed under the application number BR/1123/81 approved 1st December 1981.

Further with the pedestrianization of London Road, if the access from the car park was blocked, how would vehicles get access to the parking spaces at the rear of 37/39 London Road?

Clive

Clive Hawkins Architects,


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

Sent: 12 August 2019 16:11

To: Clive Hawkins <clive.hawkins@clivehawkins.co.uk>

Subject: FW: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Further information from Property, Estates & Facilities Manager with regards to the above application.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk

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From: Paul Broggi

Sent: 12 August 2019 15:49

To: Maria Tomalova [REDACTED]

Subject: FW: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

Further to my recent email I know that many premises along London Road have complicated rights of access to their properties and these could well be impacted by the proposed development. By example the Block plan and site plan drawing 637.06 REV A shows the residential building almost touching the adjacent structure to the rear of 33 London Road. The site plan drawing also notes a fire escape door in the structure to the rear of 33 London Road. I understand that this door forms part of a designated rear fire escape route for the adjacent Halifax Building Society at 31a London Road.

Yours sincerely

Paul Broggi MCIOB

Property, Estates & Facilities Manager

Property, Estates & Facilities Department

Technical Services

Arun District Council

[REDACTED]

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From: Paul Broggi

Sent: 12 August 2019 15:37

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

Subject: Planning reference BR/180/19/PL - London Road, Bognor Regis.

Dear Maria,

I have recently noted the above planning application reference 37 London Road. In briefly looking at the application documents and plans it is clear from the Design and Access Statement that the applicant proposes to access the residential unit from the car park behind.

The car park that they refer to in this statement is under Arun District Council freehold ownership as included under title number WSC325338, attached to this email for your reference (Council freehold land is highlighted in red on plan).

Property & Estates at the Council have received no formal notification by the applicant that this land was included as part of the above planning application in respect of reference to access. Is this not a requirement of the planning application validation process?

I should confirm that no right of way (pedestrian or vehicular) exists between premises in London Road and the Council's adjacent land in Sudley Road as referred above. The boundary wall that presently exists between London Road and Sudley Road was partially demolished, without ADC consent, a few years back thus opening an unauthorised access route between London Road and our adjacent land in Sudley Road.

The Council are currently working closely with the local BID as this unauthorised access route is considered problematic and there is presently a wish to re-secure the boundary upon Council land in order to restrict unauthorised movement and the regular reported anti-social behaviour that has occurred in this area.

I would be grateful if my comments could be noted as part of this application as pedestrian and / or vehicular access over Council land included on title number WSX325338 is not consented.

Should you wish to discuss the above, please do not hesitate to contact me.

Yours sincerely

Paul Broggi MCIOB
Property, Estates & Facilities Manager
Property, Estates & Facilities Department
Technical Services
Arun District Council

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