

From: Simon Davis
Sent: 15 November 2018 11:55
To: 'Phil Hamblin'
Cc: Paul Broggi; Richard Brooks; Karl Roberts; Daniel Vick
Subject: RE: 2-4 Waterloo Square Bognor Regis BR/191/18/PL

Dear Phil,

I am not aware of what Cllr Stanley's qualifications or work experience is/are but he has the same right as any member of public or Councillor to make comment on the application.

I am not being advised by Building Control or indeed anyone in the Council that the building is in immediate danger of collapse. Further, there is no pressure being exerted on the planning department to make this application a priority. I have told you plenty of times before that due to officer caseloads over the last year, a significant backlog of applications built up. I have been working through my caseload in the fairest way possible. Unfortunately, your application has only now reached the top (albeit not the very top) of the list. This is why I have said that I will be working on the report tomorrow. I do find it unnecessary for you to continue to suggest that I am putting lives at risk.

I accept that the Environmental Health comments were received very late in the day. They have had their own workload and staffing issues. However, they were received and your client has chosen to submit two reports to us partially in response to their comments – and as such, I need to give them an opportunity to comment. In the circumstances I think a week's turnaround is fair but rest assured I still intend to work on the report tomorrow so that a decision can be made as soon as practically possible after EH's deadline has passed. Please do note though that next week is the deadline for committee reports for our December Meeting and therefore, the report will most likely not be worked on again until the end of the week.

Kind Regards

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Save the environment - think before you print.

From: Phil Hamblin [REDACTED]
Sent: 15 November 2018 09:27
To: Simon Davis
Cc: Paul Broggi; Richard Brooks; Karl Roberts
Subject: FW: 2-4 Waterloo Square Bognor Regis

Dear Simon

I have just seen two items on the Planning Portal this evening and would like your comments on please.

1. The comments raised by Cllr Matt Stanley. (Issued 12 Nov 18)

Clearly Cllr Stanley is not a qualified Structural Engineer or a Building Consultant and if he has not seen sufficient evidence presented to date, then I would strongly suggest that he re-read the correspondence again and talk to Building Control. This building is in a serious condition and one that is giving us cause for concern. Clearly the safety of the public is taking second place, as months have passed since this application was brought to the attention of the Council. We are well past an 8 week application time scale, which is a concern given the location and condition of the building. We do agree that decisions should be given a proper and through review but, this application appears to be just sitting about.

This is about the worst structure in a public place we have seen for a good number of years and given the high level of corrosion on the prime structural beams over the ground floor and the amount of water ingress that has occurred, we would highly recommend that this process is not lengthened un-necessarily. Should any element of the primary structure fail then building will come down and lives could well be at risk due to action not being taken. We have, as you have seen from the images earlier added more props to the front elevation, as it is felt that this area is also at risk of collapse due to the state of the timberwork due to the water ingress.

At the end of the day we have presented the Council with clear evidence of the state of the building and it's structural elements and advised on a Structural level that action needs to be taken urgently. As Arun DC own the building and have left previous tenants to allow this building to decay to its current level, should it collapse in any format that Arun will need to fully explain why this application has taken so long and why decisive action was not taken sooner. A number of the consultees have commented on the state of the building now, but not previously and if the building is so important to the history of the town and conservation area then quite frankly action to preserve it should have occurred years ago. It seems that you are shooting the messenger, when it is the applicant and very recent lease that has brought this building to yours and the Cllr's attention.

2. We note that your report will now be further delayed till after the 22nd November, as seen to your email to the EHO dated 14 Nov. Given that the EHO comments are well beyond what would be considered a reasonable time scale (beyond 8 weeks since the application was made valid), the EHO should be reviewing the data as a matter of urgency, and especially in light of the condition of the building and the fact that the application is for the demolition only.

Arun validated this application back on 24th July 2018 and we are now 14 November, with the likelihood that any decision will be further delayed by what we have seen today. It is unacceptable that this application has not been given the priority that it deserves, despite all the chasing and emails. Applications (minor) should be dealt with in an 8 week time frame and this application is now at 16 weeks, with no real explanation why.

It has also been brought to our attention that despite the applicants best endeavours and efforts to secure the building, people are still getting into this building to sleep, which is of great concern, and as such until the Council make a firm decision and start to prepare a report, people's lives will remain at risk, both inside and outside of the building.

We would like to have your assurance that this application is being given a high priority and the high level of attention that it deserves.

Regards

Phil Hamblin | Eng M.I.C.E. AMIStructE



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