

Royal Norfolk Mews Management Ltd.
2, Royal Norfolk Mews,
Bognor Regis
PO21 2AQ

Your Ref: OWPC20693
Our Ref: BR/214/18/PL 26-07-2018
Please ask for:
Mr S Davis

22nd November 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Erection of four terraced residential dwellings, garden/cycle storage sheds & associated car parking, utilising the existing access - This application may affect the character & appearance of The Steyne, Bognor Conservation Area & will affect the setting of a Listed Building

Former hotel tennis courts adj to The Royal Norfolk Hotel West Street Bognor Regis

Thank you for your internet representation made on 21st November 2018 which has been recorded as '**an objection**' with the comments as follows:

BR/214/18/PL

A meeting of the owners/shareholders of Royal Norfolk Mews Management Ltd. (RNMM Ltd), was held on the evening of 19.11.2018 to discuss the above application. A decision was taken to oppose this application because of the positioning of the entrance to the development proposed in the plan. It must be stated that a covenant in the deed of transfer of 8th May 2008, giving access to the transferor across the entrance road owned by the transferee, states:

"the right to make an access of a width to be agreed with the transferee in the northern boundary of the transferor's retained land at a point adjoining the access road to be agreed with the transferee to provide access to and egress from the transferor's retained land over the access road."

An access was duly agreed, and a drop kerb installed on the transferee's land to allow the access. The Mews was then designed around that access. The plan proposed for the new development ignores this and places a new entrance further west, adjacent to, and detrimental to, the visitor parking owned by RNMM Ltd.. This cannot be agreed and the existing entrance must be used and the plan amended.

The meeting also decided to instruct the officers not to sign the proposed Unilateral Undertaking and to seek legal advice on the document before proceeding further.

Royal Norfolk Mews Management Ltd.

Chairman - K. Pullen

Present at the meeting were the owners of 9 of the 13 Mews properties and proxies were held on behalf of 2 further owners.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are

determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning