

From: Simon Davis
Sent: 19 February 2019 11:27
To: 'Charlotte Grant' [REDACTED]
Subject: RE: Wilko Site, London Road, Bognor Regis BR/270/18/PL

Dear Charlotte,

I am sorry but it will not be possible to meet with our Director or Group Head of Planning. However, my Team Leader and I are happy to meet you next week and could do 4pm on the 26th. In addition, if you have drawings ready before the meeting then you can email these to me and I can show them to the Director and Group Head in advance of the Meeting to get their thoughts. Please let me know whether you would like to meet on the 26th at 4pm?

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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Save the environment - think before you print.

From: Charlotte Grant [REDACTED]
Sent: 19 February 2019 08:18
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: Re: Wilko Site, London Road, Bognor Regis BR/270/18/PL
Importance: High

Good morning Simon

Thank you for your email. My client was a bit shocked and somewhat disappointed by this sudden response, especially following our very positive meeting. Cover Storey are now looking at the design to see how these concerns can be addressed.

On this basis, my client has asked to meet with you and your Group Head of Planning and Director of Place either on Tuesday late afternoon, or Wednesday first thing, next week, to enable us to table revised proposals and agree the appropriate solution. Please could you confirm an appropriate arrangement in this respect?

Many thanks indeed for your ongoing assistance and I look forward to hearing from you.

Kind regards
Charlotte

Charlotte J Grant BSc (Hons) MSc MRTPI

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On 11 Feb 2019, at 17:03, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Charlotte,

I write further to my email from last week. I had a meeting this morning with the Group Head of Planning and our Director of Place in which I presented this application. I am afraid that a few points came out of this that are contrary to some of the opinions given last week. These are set out below:

1. It was felt that there is no continuity between the Wilko's Bedford Street elevation and the new building proposals above.
2. It was felt that there is no relief to the starkness of the sheer elevation upwards – options suggested setting the new build away from the Bedford Street edge of the Wilkos building and/or adding in some features within the elevations to add relief – for example some bay style or recessed windows. It was felt that the elevation is very flat compared to Fitzfleet House for example. Note that there were no issues raised with how the London Road elevations are treated.

Please could you raise these matters with the architects and let me know whether it would be possible to make some changes.

On the matter of bins, our Cleansing Team have further added that they would anticipate lots of issues if the building ended up as a HMO and if then waste was expected to be collected by the Council (as Council Tax would be payable by HMO residents and as Cleansing would not enter the building to collect it). If rubbish was left outside on the narrow pavement on collection day, in their view this would generate lots of complaints and also result in potential highway enforcement action. I am also now seeking the comments of our Private Sector Housing (HMO) team as regards whether the building and waste arrangements would be suitable for a HMO use.

Kind Regards

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