

From: Simon Davis
Sent: 01 March 2019 12:45
To: 'Stephen Brooker' <stephen.brooker@walsingplan.co.uk>
Cc: Rob Murgatroyd <rob.murgatroyd@walsingplan.co.uk>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

I am presently still awaiting comments from our Conservation Officer. I know he has been looking at the application as we had a brief conversation the other day about it but he has not yet issued his comments to me.

One thing he mentioned (and was going to be in his response) was a discrepancy with the plans regarding the dormers on the flank roof planes of the main roof. I think from memory that there are some elevations and possibly the upper floor plan where one or both of these are not shown. I also think he had said that some of the drawings have not made it onto our website. I can't compare to the file at present as Martyn has it but I can't see a third floor plan or an east elevation on the plans we have uploaded. If these are a thing, can you email to me and I'll fix the public viewer. Please also have a look into the dormer issue.

Our solicitor Kirstin Kyle is dealing with the 106. She emailed me on 15/02 to say that she'd been in contact with your client's solicitor and was awaiting an undertaking of legal fees.

An extension of time would be necessary. Can we agree one until 31 March 2019 please.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
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From: Stephen Brooker <stephen.brooker@walsingplan.co.uk>
Sent: 28 February 2019 12:10
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rob Murgatroyd <rob.murgatroyd@walsingplan.co.uk>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

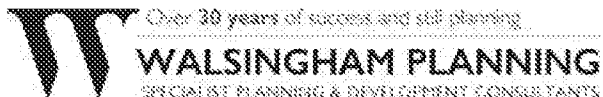
Simon

The 8 week period is now up and I note that there is now additional support from the Regeneration Board as well as no objection from WSCC. I trust that we are still heading for a favourable decision under delegated powers.

We sent through the solicitor details for the applicant a couple of weeks ago but not have heard any more from your legal dept.

As we have yet to see a draft Agreement I am guessing there will be the need for an extension of time – we are willing to agree this, how long do you need?

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR



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From: Simon Davis [mailto:Simon.Davis@arun.gov.uk]
Sent: Wednesday, February 6, 2019 11:44 AM
To: Stephen Brooker [REDACTED]
Cc: Rob Murgatroyd [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

We have just had Town Council comments to say that:

“SUPPORT Members commented on how the plans for this application had been well presented and were impressed with the way the applicant had consulted with the public. It was agreed that this application is an excellent example of how a historic building can be preserved.”

This would therefore only need to go to Committee if we were recommending refusal. I cannot confirm our position until I have the comments of the Conservation Officer.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Stephen Brooker [REDACTED]
Sent: 06 February 2019 11:39
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rob Murgatroyd [REDACTED]
Subject: Re: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Thanks Simon

Hopefully no the issues arising, please let me know if there is.
Any idea if this will be delegated or if committee??

Stephen Brooker
Director
Walsingham Planning
07836 595362
01628 532244
[REDACTED]

Sent from my iPhone

On 6 Feb 2019, at 11:31, Simon Davis <Simon.Davis@arun.gov.uk> wrote:

Dear Stephen,

Thanks – I will now do an instruction form to legal. They will make contact with you.

We don't impose secure by design conditions.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Stephen Brooker <[REDACTED]>
Sent: 01 February 2019 17:21
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Rob Murgatroyd <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Simon

Actually, I cannot find this in Govt policy, I was applying normal arithmetic/statistics protocols.

The applicant has agreed that he is willing to make £36,800 contribution, do you have a s106 template for this as well as for Pagham Harbour, our very strong preference is for this to payable on occupation rather than commencement?

The applicants welcome the helpful advice from the Police and will apply this as appropriate, presumably you do not impose a Secure by Design condition for residential developments.

Walsingham Planning will be attending PUB19 at the London Olympia Exhibition Centre on the 5th and 6th of February. We will be at stand F84 to discuss all your planning needs, we hope to see you there!

<image001.jpg>

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR
[REDACTED]

[REDACTED]
[REDACTED]

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Tuesday, January 29, 2019 5:16 PM
To: Stephen Brooker <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

If you can supply government guidance/rules that says it should be rounded down then we might accept that it should be rounded down.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Stephen Brooker <[REDACTED]>
Sent: 29 January 2019 16:51
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Simon, surely at 0.46 this is rounded down?

Walsingham Planning will be attending PUB19 at the London Olympia Exhibition Centre on the 5th and 6th of February. We will be at stand F84 to discuss all your planning needs, we hope to see you there!

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

[REDACTED]

<image002.jpg>

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Tuesday, January 29, 2019 4:11 PM

To: Stephen Brooker [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

I passed your note about the vacant building credit to our Interim Housing Strategy & Enabling Manager. He agrees that the affordable housing calculation is 0.46 of a unit and that the affordable housing contribution should therefore be paid in the form of a commuted sum, which would be calculated as follows $\text{£}80,000 \times 0.46 = \text{£}36,800$. The figure $\text{£}80,000$ is quoted on our website here:

[REDACTED] Please advise whether this is accepted.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Stephen Brooker [REDACTED]
Sent: 28 January 2019 16:14
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Thanks Simon, I will insert those figures in the draft UU we are preparing.

Please let me know if/when any queries or issues arise.

Walsingham Planning will be attending PUB19 at the London Olympia Exhibition Centre on the 5th and 6th of February. We will be at stand F84 to discuss all your planning needs, we hope to see you there!

<image001.jpg>

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

[REDACTED]
<image002.jpg>

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From: Simon Davis [<mailto:Simon.Davis@arun.gov.uk>]
Sent: Monday, January 28, 2019 10:52 AM
To: Stephen Brooke [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

I can confirm that the rate is still £871 per new dwelling. Also, that as we have done previously, we consider this to be applied only in respect of the net gain in dwellings therefore 17 not 27.

I have made sure that our affordable housing consultee is aware of your application of the VBC.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Stephen Brooker [REDACTED]
Sent: 25 January 2019 16:52
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Simon

I am pleased to note that the Economic Development officer welcomes our application and that there are no objections or adverse comments (yet!).

I note that there is a Committee on 13/2/19 – might we make that – or perhaps it can be delegated if there are no objections?

We are looking at the Unilateral Undertaking route to cover the Pagham Harbour contribution so that we can avoid the delay of going through the bank.

Our scheme proposes 27 flats, there are 10 flats lawfully present on site (without implementation of the extant 2017 permission), I assume that we are therefore looking at an increase of 17 flats x an indexed contribution per flat. Can you please advise on the updated figure for the contribution per flat. I note that this totaled £6,968 in September 17 for a net increase of 8 flats, ie £871 per flat. Once we have the figure we can prepare the UU.

You will have seen that paragraphs 7.20 – 7.24 in the submitted Planning Statement set out application of the Vacant Building Credit and that this results in a zero requirement for affordable housing contribution.

I look forward to hearing from you.

Walsingham Planning will be attending PUB19 at the London Olympia Exhibition Centre on the 5th and 6th of February. We will be at stand F84 to discuss all your planning needs, we hope to see you there!

<image001.jpg>

Regards
Stephen Brooker
Director
Walsingham Planning
Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR



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