

Lynnyrd Wolfe

From: Simon Davis
Sent: 05 March 2019 17:49
To: Planning.Responses
Cc: Martyn White
Subject: FW: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis
Attachments: 169 3.106 Rev 02 Proposed Roof Plan.pdf; 169 3.105 Rev 01 Proposed Fourth Floor.pdf

Planning.Responses - Please see Action Sheet

Martyn – FYI. Note the missing dormer was actually a chimney.

Thanks

Simon

From: Stephen Brooker [REDACTED]
Sent: 05 March 2019 17:33
To: Simon Davis [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

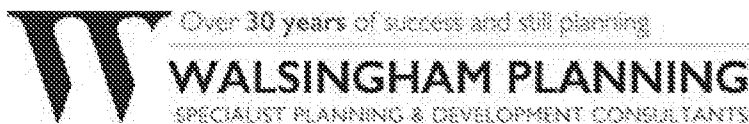
Hi Simon

The square shape on the roof plan on the eastern roof slope was not a proposed dormer, it is the chimney (now labelled as such) which means no need to alter the elevations or 4th floor plan to show it. The roof plan has also been altered to show the rooflight shown on the north elevation.

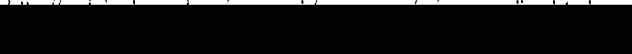
That should make the plans and elevations consistent.

Please contact me if you have any further queries, meanwhile we look forward to making some progress on the s106.

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



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From: Simon Davis [REDACTED]
Sent: Tuesday, March 5, 2019 2:52 PM
To: Stephen Brooker <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Hi Stephen,

Thanks. I will await the revised drawings before I put in a request to admin to change the plans. I can confirm that it will be a delegated item due to the support of the Town Council.

Kind Regards

Visit Arun's web site at www.arun.gov.uk



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From: Stephen Brooker <[REDACTED]>
Sent: 05 March 2019 14:45
To: Simon Davis <[REDACTED]>
Cc: Rob Murgatroyd <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

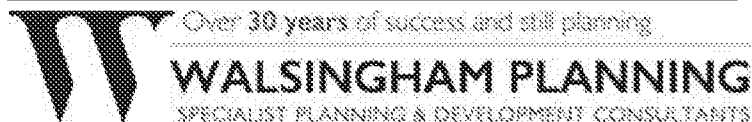
Hi Simon

Yes, I think that is a "fair cop", thanks for drawing to my attention, I attach the 4th floor plan but this does not very clearly show the dormer either, so I have requested revised north and south elevations, roof plan and 4th floor plan from the architects. I will forward these ASAP.

Please let me know if there are any other issues arising now the consultation period is complete?

Can we hope for a favourable delegated decision as there is so little public comment and support from the Town Council?

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



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From: Simon Davis <[REDACTED]>
Sent: Monday, March 4, 2019 10:49 AM
To: Stephen Brooker <[REDACTED]>
Cc: Rob Murgatroyd <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Dear Stephen,

I have checked the website and we do have all 6 plans you put in on Jan 19. I have discovered though that we are missing the 169/3/105/ Rev 01 Fourth Floor Plan and I'd be grateful if you could send this to me.

Separately, please see two annotated plans attached. On the roof plan (block plan), it looks like there is a dormer on the eastern flank of the main roof and this is not shown on the N or S elevations. It may be that the missing dormer is actually a velux or the position of the chimney though (as I don't have the fourth floor plan, I haven't been able to check). Also there is a conservation rooflight shown on the N elevation of the main roof but not shown on the roof plan.

Kind Regards

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From: Stephen Brooker <[REDACTED]>
Sent: 01 March 2019 16:55
To: Simon Davis <[REDACTED]>
Cc: Rob Murgatroyd <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

Simon

There was such a query re floor plan and elevations at validation stage and we submitted revised plans on 3 Jan 19 and I will forward a copy of the email in a moment. Meanwhile please see 3rd floor and the north elevation which were changed to reconcile an inconsistency at that time. Perhaps this is what Martyn is remembering. There is no east elevation, the other elevations cover all aspects as there is another building to the east.

I am advised that the fees undertaking has been given by the applicants solicitor.

Yes, we can agree to 31/3/19 extension, hopefully there will be no need to go beyond that.

Meanwhile, please let me know if you do not have all of the plans, see screen shots below of what we have submitted, please let me know if you are missing anything.

Original submission:

 256 Royal Hotel Existing 2nd floor	14-Dec-18 4:02 PM	Adobe Acrobat D...	179 KB
 256 Royal Hotel Existing 3rd floor	14-Dec-18 4:02 PM	Adobe Acrobat D...	170 KB
 256-Royal Hotel Existing Elevations Sheet 1	14-Dec-18 4:02 PM	Adobe Acrobat D...	203 KB
 256-Royal Hotel Existing Elevations Sheet 2	14-Dec-18 4:02 PM	Adobe Acrobat D...	171 KB
 256-Royal Hotel Existing Lower Ground Fl...	14-Dec-18 4:02 PM	Adobe Acrobat D...	196 KB
 256-Royal Hotel Existing Topo	14-Dec-18 4:02 PM	Adobe Acrobat D...	162 KB
 169 1.000 Rev 01 Existing Roof Plan	14-Dec-18 4:02 PM	Adobe Acrobat D...	226 KB
 169 3.000 Rev 01 Location Plan	14-Dec-18 4:02 PM	Adobe Acrobat D...	344 KB
 169 3.010 Rev 01 Site and Block Plan	14-Dec-18 4:01 PM	Adobe Acrobat D...	2,152 KB
 169 3.100 Rev 01 Proposed Lower Ground...	14-Dec-18 4:01 PM	Adobe Acrobat D...	4,214 KB
 169 3.101 Rev 01 Proposed Ground Floor	14-Dec-18 4:01 PM	Adobe Acrobat D...	2,713 KB
 169 3.102 Rev 01 Proposed First Floor	14-Dec-18 4:01 PM	Adobe Acrobat D...	7,505 KB
 169 3.103 Rev 01 Proposed Second Floor	14-Dec-18 4:01 PM	Adobe Acrobat D...	7,513 KB
 169 3.104 Rev 01 Proposed Third Floor	14-Dec-18 4:01 PM	Adobe Acrobat D...	2,399 KB
 169 3.105 Rev 01 Proposed Fourth Floor	14-Dec-18 4:01 PM	Adobe Acrobat D...	2,569 KB
 169 3.106 Rev 01 Proposed Roof Plan	14-Dec-18 4:02 PM	Adobe Acrobat D...	2,049 KB
 169 3.200 Rev 01 South Elevation	14-Dec-18 4:02 PM	Adobe Acrobat D...	3,625 KB
 169 3.201 Rev 01 West Elevation	14-Dec-18 4:02 PM	Adobe Acrobat D...	2,762 KB
 169 3.202 Rev 01 North Elevation	14-Dec-18 4:02 PM	Adobe Acrobat D...	2,277 KB
 5844 Royal Hotel Existing First floor plan	14-Dec-18 4:02 PM	Adobe Acrobat D...	251 KB
 Bio Diversity checklist	02-Jan-19 12:28 PM	Adobe Acrobat D...	427 KB
 D+AS	14-Dec-18 4:02 PM	Adobe Acrobat D...	1,894 KB
 Heritage statement	14-Dec-18 11:12 AM	Adobe Acrobat D...	1,250 KB
 Local Validation checklist	02-Jan-19 12:28 PM	Adobe Acrobat D...	346 KB
 Planning Statement	14-Dec-18 4:02 PM	Adobe Acrobat D...	2,062 KB
 Sunlight and Daylight report	09-Oct-18 4:25 PM	Adobe Acrobat D...	9,361 KB
 Transport Statement	17-Dec-18 10:32 AM	Adobe Acrobat D...	2,008 KB

Jan 19 revised plans:

 169 3.010 Rev 02 Site and Block Plan	03-Jan-19 4:13 PM	Adobe Acrobat D...	1,620 KB
 169 3.101 Rev 02 Ground Floor Plan	03-Jan-19 4:13 PM	Adobe Acrobat D...	2,717 KB
 169 3.102 Rev 02 First Floor Plan	03-Jan-19 4:13 PM	Adobe Acrobat D...	2,673 KB
 169 3.103 Rev 02 Second Floor Plan	03-Jan-19 4:13 PM	Adobe Acrobat D...	2,690 KB
 169 3.104 Rev 02 Third Floor Plan	03-Jan-19 4:13 PM	Adobe Acrobat D...	2,293 KB
 169 3.202 Rev 02 North Elevation	03-Jan-19 4:13 PM	Adobe Acrobat D...	2,269 KB

Regards

Stephen Brooker

Director

Wasingham Planning

Bourne House, Cores End Road, Bourne End, Bucks SL8 5AR

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From: Simon Davis [REDACTED]
Sent: Friday, March 1, 2019 12:45 PM
To: Stephen Brooker [REDACTED]
Cc: Rob Murgatroyd [REDACTED]
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

[REDACTED]

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From: Stephen Brooker <[REDACTED]>
Sent: 28 February 2019 12:10
To: Simon Davis <[REDACTED]>
Cc: Rob Murgatroyd <[REDACTED]>
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis

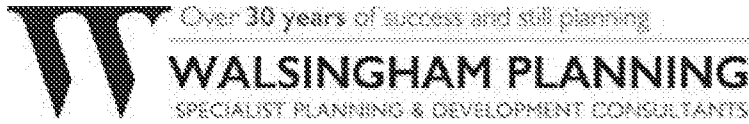
Simon

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 [REDACTED]
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



From: Stephen Brooker <[REDACTED]>
Sent: 06 February 2019 11:39
To: Simon Davis <[REDACTED]>
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

Sent from my iPhone

On 6 Feb 2019, at 11:31, Simon Davis [REDACTED] 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

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From: Stephen Brooker [REDACTED]
Sent: 01 February 2019 17:21
To: Simon Davis [REDACTED]
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]
<image002.jpg>

[REDACTED]

From: Simon Davis [REDACTED]
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

[REDACTED]

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From: Stephen Brooker <[REDACTED]>
Sent: 29 January 2019 16:51
To: Simon Davis <[REDACTED]>
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!

<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 [REDACTED]
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 £80,000 x 0.46 = £36,800. The figure £80,000 is quoted on our website here: <https://www.arun.gov.uk/affordable-housing>. Please advise whether this is accepted.

Kind Regards

Visit Arun's web site at www.arun.gov.uk



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From: Stephen Brooker <[REDACTED]>
Sent: 28 January 2019 16:00
To: Simon Davis <[REDACTED]>
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] 62

<image002.jpg>

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From: Simon Davis <[REDACTED]>
Sent: Monday, January 28, 2019 10:52 AM
To: Stephen Brooker <[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
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Stephen Brooker [REDACTED]
Sent: 25 January 2019 11:07
To: Simon Davis [REDACTED]
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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