

[REDACTED]

From: Simon Davis
Sent: 23 April 2019 15:33
To: Planning Scanning
Subject: FW: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis, PO21 1SZ

[REDACTED]

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

Please note that I typically work from home on Thursdays when I am unreachable on my work phone

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From: Simon Davis
Sent: 23 April 2019 15:32
To: Stephen Brooker [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis, PO21 1SZ

Dear Stephen,

Thanks for your comments.

I have spoken with Building Regs and they concur that adequate foul drainage and internal noise levels are considered under that process. Therefore, we will remove these two conditions.

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: 17 April 2019 10:34
To: Simon Davis [REDACTED]
Subject: RE: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis, PO21 1SZ

Simon

We have now received the formal letter re pre-commencements, see attached.

I have my doubts that conditions 4 or 5 in the letter are really planning matters as these issues are dealt with under the Building Regulations and this is not a Listed Building in which there is a legitimate planning interest in the fine detail of the internal works.

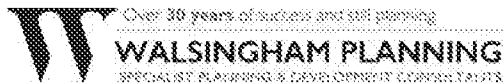
In the letter no.3 is agreed as previously advised, 4 and 5 are agreed if upon reflection you consider these to be necessary for a proper planning purpose.

Please note that the applicants' contractors will erect scaffolding and commence soft strip works soon after the grant of permission, not least in order to be able to more fully assess the works necessary to deal with details such as those covered by cons 4 and 5 – I do not regard the erection of scaffolding or the soft strip works as triggering a "pre-commencement" condition as these activities do not require planning permission.

In relation to the below (which have different numbers): no.1 as no.3 above, agreed; no. 2 – agreed; no.3 –as with nos 4 & 5 above this covers matters more properly dealt with under the Building Regulations, but will be accepted if upon reflection you consider this to be necessary for a proper planning purpose; no.4 seems to cover very similar to no.2 – perhaps they might be combined, or use only no.2; no.5 does not relate to a planning matter and will be dealt with under Building Regulations and any Licensing of the restaurant premises, but will be accepted if upon reflection you consider this to be necessary for a proper planning purpose.

I trust that the application can be determined within the extension of time we agreed until 22/4/19 rather than the 2/5/19 indicated in the letter.

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, April 16, 2019 10:32 AM
To: Stephen Brooker [REDACTED]
Subject: FW: BR/326/18/PL - The Royal Hotel, The Esplanade, Bognor Regis, PO21 1SZ
Importance: High

Dear Stephen,

Please see Environmental Health comments as just received. Can you advise whether you can agree to the conditions. Note that (1) is a PC condition but as you have already agreed to a PC Construction Management Plan condition, I will just combine the two into one Construction Environmental Management Plan. No. (3) is also a PC condition. Do you have any objections to this?

I will be writing the report up today.

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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