

Lynnyrd Wolfe

From: Simon Davis
Sent: 16 August 2019 15:27
To: Planning.Responses
Subject: FW: BR/73/19/PL 3 Houses at Royal Norfolk Hotel
Attachments: BLOCK PLAN.pdf; AUG STREET SCENES 2.pdf

Please see Action Sheet

Kind Regards



[Redacted]
[Redacted]
Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Simon

Please find attached a 'Block Plan' scale 1:500 showing the hotel and the houses to the north and east of the proposed development site as requested.

If, as I understand, the Group Head is now demanding a further 21 days notification in respect of the upper bays, causing yet further delays until October, in which case, I will not include them. Accordingly, please find attached an amended 'street scene' omitting the upper bays in accordance with the original scheme. As it happens, It is of little matter to me which of the alternatives the Council prefer, but either way, I do not want it to result in any further delays beyond the committee meeting of the 5th September.

I have asked time and time again, if the Council require additional details to avoid any further delays. Applicants and agents are largely at the dictate of the Local Planning Authority, but most requirements should be addressed at the validation stage, not demanded at the eleventh hour at the whim of which ever officer might be signing it off.

Notwithstanding 'street scene' illustrations and block plan, retaining the first proposal of single ground floor bays does not change the development proposal, it only illustrates it in an alternative guise, accordingly, it should not require a further 21 days notification, which is normally only required if there is a material change in the development proposal.

My fears that postponing determination until next month when yet more problems will be discovered were well founded. I am only too aware that you are doing your very utmost to achieve determination as quickly as possible, but glib suggestions that *it would be better to go for October* is all very well for the Group Head, but as it happens, it would have been better to go for June when the application should have been determined, not four months later.

Thank you for all your efforts.

Kind regards

Adrian

[REDACTED]
Sent: 15 August 2019 16:43
[REDACTED]

Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Adrian,

Thanks for your voicemail. I work at home on Thursdays without the ability to make calls (I can listen to messages through the system). However, I have looked at the plans attached and consider these to be what we were looking for (noting that the block plan is to follow). I had a further message from the Group Head of Planning (Neil Crowther) earlier to say that:

"I wasn't suggesting we necessarily needed double height bays; I was making the point that we have to acknowledge that they are characteristic of the street.

We are going to need to do a 21 day notification when we get the plans so it would be better to go for October. And I would prefer to see the streetscene drawing before signing this off.

That said, the agenda for September is currently fairly light and, if we are going to get the plans within a few days and we are 100% confident that the streetscene drawing is going to look ok then we can go to September and get delegated authority."

I have therefore sent your plans straight to Neil and I will let you know of his thoughts as soon I receive them/speak to him tomorrow. I did not believe that a 21 day notification (this being a notification to the Town Council in accordance with Section 2 of the Neighbourhood Planning Act 2017 so not a full re-consultation) would be required but his view is that it would be. However, this would only mean that the recommendation might have to be delegated back to the Group Head of Planning if Bognor Regis TC had not responded by the time of the meeting so should not cause too much of a delay.

Kind Regards

[REDACTED]

[REDACTED]
Sent: 15 August 2019 16:16
[REDACTED]

Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Simon

Please find plans and elevations amended with double bay windows, together with street scene showing the houses to the north of the site on the west side of West Street.

I will send block plans tomorrow morning.

Please let me know if the drawings are satisfactory.

Kind regards

Adrian

[REDACTED]
Sent: 15 August 2019 13:33

[REDACTED]
Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Adrian,

I have had further communication from our Group Head of Planning. He says that we do not yet have the right plans to conclude that this is acceptable. Is there any chance you can provide the requested plans tomorrow?

Kind Regards

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

Save the environment - think before you print.

[REDACTED]
Sent: 15 August 2019 11:49

[REDACTED]
Subject: Re: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Many thanks Simon, understood.

Adrian

 ADRIAN HOY
SENIOR ARCHITECTURAL PLANNING CONSULTANT
ACH PLANNING
www.achplanning.co.uk

ACH PLANNING LIMITED
[REDACTED]

[REDACTED]
Date: Thursday, 15 August 2019 at 10:27

[REDACTED]
Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Adrian,

There is no block plan including surrounding properties only a location plan. We are looking for a site plan with surrounding properties shown on it. You could use the location plan as a base and draw on the proposed site plan.

I have spoken to Martyn about the bay windows and as long as the GF bay window detailing is continued upwards, he has no objections. I also don't consider that there will be any need to reconsult as the change is trivial.

Kind Regards



Sent: 15 August 2019 10:12

Subject: RE: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Simon

Thanks for the up-date.

I will prepare the street scene as requested in the next few days.

A block plan including the hotel and the properties to the north has already been provided. Could you please let me know what additional information you require to enable me to oblige in readiness for the briefing panel on 23rd.

I will be happy to amend the front elevations to double height bay windows in accordance with Group Head's comments, but I would not wish to delay determination with re-consulations?

Many thanks for your continued assistance.

Kind regards

Adrian

Sent: 15 August 2019 09:46

Subject: BR/73/19/PL 3 Houses at Royal Norfolk Hotel

Dear Adrian,

For your information, my Committee report has been written and has been reviewed by the Group Head of Planning. However, he has requested that you provide (1) a street scene showing context of other properties to the north; and (2) a block plan showing the site context including hotel and properties to the north. Could these be provided to me by the 22nd August? If so then I can include in the presentation for the Members Cttee Briefing Panel on the 23rd. If not then certainly by the 2nd September so they can be in the Cttee presentation.

He has also commented that most/all other properties in West street have double/triple height bay windows (however, he has not asked for this to be changed).

Kind Regards

