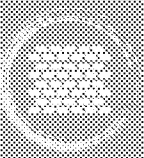


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 Improving the wellbeing of Arun	 Delivering the right homes in the right places	 Supporting our environment to support us	 Fulfilling Arun's economic potential	 
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From: Ruth Harding [REDACTED]
Sent: Tuesday, June 6, 2023 8:04 AM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/97/22/PL - update

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Dear Maria

I believe the matter is with the Council. My understanding was that we were waiting for the Council's HMO licensing officer to come back with his assessment on how many occupants can be satisfactorily housed in the accommodation. We were then going to amend the planning application details accordingly, so that the license and the planning permission match each other. I don't believe my clients have heard from him recently. Do you know the situation with this?

Regarding the Article 4 Direction, I am not sure how this affects the current application? Article 4 Directions have the effect of removing permitted development rights – they just mean you have to apply for planning permission for HMOs (which we have done). The Article 4 Direction is not policy, nor does it impose an embargo on HMOs... again I'll leave this with you to reconsider.

Kind regards and thanks

Ruth

Ruth Harding (BSc, MA, MRTPI)
Gemini Planning Services Ltd
[REDACTED]



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: Monday, June 5, 2023 5:53 PM
To: Ruth Harding [REDACTED]
Subject: RE: BR/97/22/PL - update

Dear Ruth,

I hope you are well.

The time flies and the above application will celebrate an anniversary.
It is already 6 months since you send me the email below (not 7-10 days).

With regards to the creation of a large HMO, on the 18th January 2023, Arun District Council confirmed a non-immediate Article 4 Direction to remove permitted development rights for the change of use from a dwelling house (C3) to a house in multiple occupancy (C4). This came in to force on the 19 January 2023. Wards with high levels of HMOs and with high proportions of hazards of in despair were the starting point considering Article 4.

The area the Article 4 direction applies to covers the below wards:

- River ward in Littlehampton
- Marine ward in Bognor Regis
- Hotham ward in Bognor Regis.

The proposal site is within Marine ward, therefore, things are more complicated.

I would appreciate if I get some update.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place

T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Ruth Harding [REDACTED]
Sent: Monday, December 12, 2022 3:15 PM
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/97/22/PL - update

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Dear Maria

Just as an update, the Applicant is happy to proceed, however they are currently in discussions with the Council regarding the HMO licence. This might result in a reduction of numbers of occupant/bedrooms. I think its important for the HMO licence and the planning permission to reflect the same occupancy levels and therefore it would therefore be sensible to wait until the HMO licence numbers have been finalised and then, if needs be, I will amend the maximum number of workers and confirm the number of bedrooms. (I understand that the Licensing Dept is due to confirm to the Applicant in the next 7-10 days approximately).

Once this is done I will come back to you.

Kind regards

Ruth

Ruth Harding (BSc, MA, MRTPI)
Gemini Planning Services Ltd
[REDACTED]



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 08 December 2022 17:39
To: Ruth Harding [REDACTED]
Subject: RE: BR/97/22/PL

Dear Ruth,

Thank you for your response.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomalova@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
www.arun.gov.uk

From: Ruth Harding [REDACTED]
Sent: 08 December 2022 11:36
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: BR/97/22/PL

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Dear Maria

Thank you for your email. I am currently seeking instruction from the Applicants and will revert as soon as I hear back from them.

Kind regards

Ruth

Ruth Harding (BSc, MA, MRTPI)
Gemini Planning Services Ltd



From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 02 December 2022 12:19
To: Ruth Harding [REDACTED]
Subject: BR/97/22/PL

Dear Ruth,

I am sorry for coming back to you so late.

The previous application was for a Temporary change of use from Care Home (C2) to temporary accommodation for seasonal agricultural workers for 12-month period.

Due to the nature of the proposed we concluded in section IMPACT ON PAGHAM HARBOUR:

'This proposal seeks to convert a Care Home into temporary accommodation for 58 agricultural workers does create an increase in residents. Given the 12 month temporary nature of this permission a Pagham Harbour contribution would not be appropriate however if a further application for long term use were submitted this would need to be reviewed.'

Consulting this case with my managers I was informed it could not be another temporary but permanent change of use and therefore in this case we will need to consider S106 Pagham Harbour contribution.

We don't charge contributions for care homes except where staff are living on site or if care home residents have pets (though we wouldn't know about pets anyway). We do not have any knowledge whether the care home previously had any staff accommodation. If you have this knowledge, please let us know and we'd have to treat any staff bedrooms as 1 dwelling and take this away from the new contribution.

For HMOs, we treat every 3 beds as 1 dwelling

So $58+2=60 / 3 = 20$ dwellings x £871 = £17,420.

You are therefore advised to enter S106, prepare the draft of Unilateral Undertaking and pay a legal fee of £200.

Kind regards

Maria

Maria Tomalova
Senior Planning Officer
Directorate of Place



T: 01903 737510
E: maria.tomaliova@arun.gov.uk

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