

Karen Parsons

From: Anita Gardner
Sent: 29 June 2018 10:27
To: Karen Parsons
Subject: FW: P1497 CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Sam Sykes [REDACTED]
Sent: 11 June 2018 14:58
To: Anita Gardner
Cc: Chris Barker
Subject: P1497 CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Hi Anita,

We don't want to hold this application up, so if you feel that consultation **may** be required, please could you carry this out as soon as possible but on the basis that this is for 14 days only and that you confirm that this will be on the agenda of the 6th July committee. We can agree to an extension of time until 7th July on this basis. We would suggest the following description of development:

'The regularisation of operating hours to 24hrs a day commencing 6am Monday to 6pm Saturday with no Sunday operation at Units J1, J2, and Z; new extension covering the existing courtyard area and new acoustic metal cladding to the southern facade of the existing workshop at Unit J1 and J2; new demountable wall adjacent to the existing fence surrounding the guillotine enclosure at Unit U1. '

Regarding sign off from Neil, it seems potentially abortive for you to write up a report should the decision be overturned. We have had issues with this approach previously on sites such as Tudor Lodge in East Preston which caused significant delay following initial Officer recommendation which was amended to a refusal. An appeal followed which was then allowed.

Please can you speak with Neil prior to writing up your report to avoid further delay?

With regards to your queries on shift patterns and car movements etc I can confirm:

- Four members of staff work nights , the evening shift hours tend to be 5pm – 3am. On occasion this can change to 6pm -5am dependant on work load.
- The staff all travel to and from work using their own cars . There is no other additional traffic.
- The night work only takes place in Unit J1 , J2.

I trust this is clear and answers your questions. I look forward to hearing from you about the determination of this application.

Kind Regards

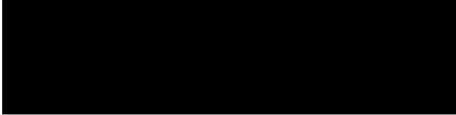
Sam Sykes MRTPI
Associate Planner

ECE Planning

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 11 June 2018 09:19
To: Sam Sykes
Subject: RE: p1497 CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Hi Sam,

I cannot discuss the application with Neil prior to next week when he will have the opportunity to look at a draft report provided any amendments to the application do not require re-advertising.

Regards

Anita Gardner

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From: Sam Sykes [Redacted]
Sent: 08 June 2018 10:48
To: Anita Gardner
Subject: p1497 CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Hi Anita,

Thank you for your email.

I will come back to you on the traffic / noise generation and shift patterns.

Regarding the comment on officer recommendation, we would need some certainty of a positive sign off from Neil Crowther. Given the potential officer support for this application we would assume that a positive case would be made to Neil. Are you able to speak with him about this prior to writing your report up for approval?

Kind Regards

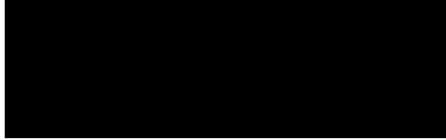
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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 07 June 2018 16:33
To: Sam Sykes
Subject: RE: CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Hi Sam,

I have discussed the hours suggested in your e-mail with Juan and provided there is no objection from environmental health relating to these requested hours we would support the application on this basis. However, the proposal would require sign off by other officers at Committee stage, if recommended for approval and I cannot confirm if support of the Group Head of Planning would be forthcoming.

The reduction in hours would not be worsening the impact on residential amenity and therefore this amendment would not require re-advertising.

I would appreciate clarification of the traffic and noise generated by the use overnight. How many of the 35 employees would be present on the premises overnight and are the shift times staggered? Are all of the units utilised over the 24 hour operating period?

Regards
Anita Gardner

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From: Sam Sykes [Redacted]
Sent: 06 June 2018 15:02
To: Anita Gardner
Subject: RE: CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Hi Anita,

We could agree to an extension of time until Wednesday 13th June in the first instance as I only received your email below yesterday and I am still discussing this with clients. I would like to speak about this with my Director also who is not available until Monday.

Can we agree this in the first instance please?

Related to this matter, if our clients were minded to remove Unit 1 from the description and agree to 24 hour use Monday through to 6PM on Saturdays as discussed yesterday, in our view this wouldn't necessitate re-consultation

since it would clearly be a beneficial amendment. Please could you confirm that re-consultation wouldn't be necessary should we take this approach and also that we would gain a positive officer recommendation?

I trust this is clear yet should you wish to discuss further please contact me. I look forward to hearing from you.

Kind Regards

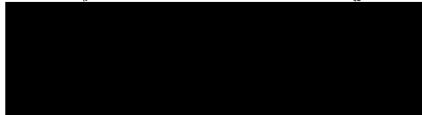
Sam Sykes MRTPI
Associate Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 06 June 2018 12:38
To: Sam Sykes
Subject: FW: CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Dear Sam,

I refer to my e-mail to you yesterday and would appreciate your agreement to the requested extension of time to allow the application to be held in abeyance whilst negotiations are ongoing. I would appreciate your agreement by return or I will have no alternative other than to refuse the application under delegated powers.

Regards

Anita

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From: Anita Gardner
Sent: 05 June 2018 11:53
To: Sam Sykes [REDACTED]
Subject: CM/12/18/PL - Unit J1, J2, U1 & Z, Rudford Industrial Estate

Dear Sam,

The above application has been advertised with the following description:

'The regularisation of operating hours 24hrs a day, 7 days per week at Units J1, J2, U1 and Z, new extension covering the existing courtyard area and new acoustic metal cladding to the southern facade of the existing workshop at Unit J1 and J2; new demountable wall adjacent to the existing fence surrounding the guillotine enclosure at Unit U1.'

Having started to look at the application in detail it is clear that the red edge does not include Unit U1 and that this unit has not historically been part of the site that has been operating outside of the restricted hours of operation. I would therefore suggest that reference to Unit U1 is deleted from the description in relation to hours of operation.

The hours of operation element of the proposal is very contentious and the application would need to be determined by Committee if recommended for approval. I would suggest that to try and achieve a favourable outcome the hours of operation are restricted further in the description. The proposal has been submitted to allow continued operation of the premises outside of the hours restricted by condition and I would suggest refining the hours to accord with current operation. I am not aware that the premises is used for 24 hours on a Saturday or Sunday and would suggest that these days are removed from the description accordingly.

I would suggest the following description is more appropriate:

'The regularisation of operating hours 24hrs a day Monday to Friday at Units J1, J2, and Z, new extension covering the existing courtyard area and new acoustic metal cladding to the southern facade of the existing workshop at Unit J1 and J2; new demountable wall adjacent to the existing fence surrounding the guillotine enclosure at Unit U1. '

If you agree to the following amended description the application will be re advertised and consulted on and will then be taken to the first available committee following re-advertising which would be 08-08-2018 so I would appreciate your agreement to an extension of time on the application until 10-08-2018.

Regards

Anita Gardner

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