

[REDACTED]

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 November 2018 09:19
To: Planning Scanning; Nicola Spencer
Subject: FW: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

From: Stuart Corbey
Sent: 21 November 2018 17:15
To: Planning.Responses
Subject: FW: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

[REDACTED]

From: Peter Cleveland [REDACTED]
Sent: 21 November 2018 08:34
To: Stuart Corbey
Cc: Juan Baeza; Phil.Stee [REDACTED]
Subject: RE: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Dear Stuart

Further to your email below, I had a helpful chat with Juan about the possible options to move forward.

I have now agreed with the client that we will withdraw the above planning application and submit a revised application. The revised application would amend the red edge to include the entire caravan site, proposed dwelling and an area of the former dinghy pen to the front of the site. It is proposed to seek a change of use of the existing boat store to a dwelling, as currently proposed, as well as the change of use of part of the dinghy pen to off-set the loss of land associated with the caravan site.

I would be grateful for any comments you may have on the above approach so that I can consider these prior to submitting the revised application.

It would also be my intention to seek a 'free go' as I believe the revised scheme would meet the relevant tests to allow for such. I would be grateful if you could confirm your agreement to this by return also.

Kind regards,
Peter

From: Stuart Corbey [REDACTED]
Sent: 06 November 2018 16:39
To: Peter Cleveland [REDACTED]
Cc: Juan Baeza [REDACTED]
Subject: FW: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Peter,

I would like to thank you for your email dated 1st November 2018, and our subsequent telephone call today. I understand your frustrations when referencing to the time line in your email.

The officers consider the land where the boat/dingy storage once operated from is not of a material consideration to assist with this planning application.

I would like to take this opportunity to reiterate the points made in my last email dated 31st October and draw your attention to the requirements of Policy TOU DM1 of our Local Plan.

The boat store under EP/111/03 was permitted by virtue of being tied to the Caravan Park – and the tourist provision of the site. In your statement (7.1) you refer to the use of the building as being restricted to the adjacent Caravan Site, when in fact the land in which the boat store is located is also part of the same Caravan Site.

Although in your statement you consider the change of use would not affect the tourism offer, however, Policy TOU DM1 clearly states “any change of use of camping and caravan sites to other uses, in including permanent residential use, will not be permitted, unless the site is allocated for other development within the Local Plan”.

We are minded to refuse the application on this basis, however, once my recommendation is prepared this will need to be referred to the group head level before formal determination.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Please note this information is given without prejudice and represents the informal view of the officer and not an official opinion of Arun District Council.

From: Peter Cleveland [REDACTED]
Sent: 01 November 2018 09:17
To: Stuart Corbey
Cc: Juan Baeza
Subject: RE: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Dear Stuart

I have now taken some time to consider the email below before responding and also reviewed our file to date. The response below is particularly frustrating in light of this and I set out below a summary of the application considerations and officer advice.

- October 2017 – lawful development certificate submitted
 - December / January - Advised by officers that the certificate would be supported (David Easton in consultation with Juan Baeza)
 - February 2018 -- new case officer allocated and consultation with legal sought further information, which was provided
 - March 2018 – additional information did not satisfy legal, advised of a refusal, if not withdrawn
 - March 2018 – agreed withdrawal of the application and advised by Richard Temple in the attached email that “the boat house would have a good chance at being granted conditional planning consent”

- July 2018 – planning application submitted for change of use of the building
- 15 August – application validated
- 19 September – initial contact with you
- 9 October – confirmed via email that you were minded to approve
- 31 October – Email confirming that officers minded to approved

I hope from the above you can understand why this response, more than 12 after validation and 16 weeks beyond the initial submission date, is frustrating.

Notwithstanding, you have highlighted below your concerns with the scheme. I have reviewed the reason for condition firstly, and these make no reference to the impact on the caravan park. The condition was applied in the interest of neighbouring amenity and to ensure sufficient car parking.

The existing building does currently provide any form of accommodation associated with the boat house, nor has it been used as storage to serve those using the caravan site.

In terms of your point below, which I have underlined, I am not sure I follow the point here. The property that has been built adjacent, under EP/131/10, is occupied by the applicants sister. The both manage and run the caravan site together. We would therefore be content for a similar condition to be attached.

The area of land on which the plot sits does not contribute to the camping and caravan offer of the wider site. I appreciate the conflict highlighted, however, the intention of the policy is to preserve the offer of visitor attractions, facilities and accommodation. There would be no change to this offer as a result of the change of use and the current licence for the site permits 12 Caravans, which are easily accommodated. You will also note that the dinghy pen to the front of the site is no longer in use, as such, this land is also available as part of the caravan park, as was the case traditionally. Accordingly, there is no loss to the area available as a caravan park.

I would therefore ask you to reconsider your position before a decision is issued given officers advice and the context of this building with the existing caravan site.

Given the timescale, I would also request a meeting to discuss this further given the conflicting advice received, time taken to reach a decision and the fact the applicants are living in the property.

Kind regards,
Peter

From: Stuart Corbey [REDACTED]
Sent: 31 October 2018 12:19
To: Peter Cleveland <[REDACTED]>
Cc: Juan Baeza [REDACTED]
Subject: RE: EP/120/18/PL - Building West of 131 Sea Lane- Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Dear Peter,

Further to my email dated 9th October, the above application has been reviewed by my Team Leader Juan Baeza and the Head of Planning Neil Crowther. It has been agreed that as the building as first erected is tied to the Caravan Site, and as no. 131 Sea Lane as a residents is tied to the owner occupiers of the Caravan site the need for a permanent residential unit is considered unacceptable. There appears to be no reasonable justification for its use as being redundant therefore is considered contrary to Policy TOU DM1 of the Arun Local Plan.

Please refer to the criteria of Policy TOU DM1. We are minded to refuse the current application unless you consider a withdrawal and resubmission with a sound justification that meets the requirements of the policy.

We invite you to confirm your position no later than 7 days from the date of this email.

We look forward to hearing from you.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Cleveland [REDACTED]
Sent: 09 October 2018 15:07
To: Stuart Corbey
Subject: RE: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Dear Stuart

On the basis of the positive recommendation to committee, we would agree to the requested extension of time.

Peter

From: Stuart Corbey [REDACTED]
Sent: 09 October 2018 11:54
To: Peter Cleveland <[REDACTED]>
Subject: FW: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Peter,

Further to my email 24th September, I would like to confirm we are minded to take the application to the next committee on 14th November with a view to permit, please can you confirm a decision EOT for the 16th November.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor , Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Stuart Corbey
Sent: 24 September 2018 12:01
To: 'Peter Cleveland'
Subject: RE: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Peter,

Further to our initial correspondence, I am in the process of looking at the detail for the above application which has a decision date 10th October 2018. As the parish have objected we are minded to take the application to the next available committee which is Wednesday 14th November 2018.

Would you be agreeable to an Extension of Time until 16th November 2018 to allow us to understand the impact of proposed dwelling and reach our conclusions on a decision.

In regard to the parking arrangement. From conducting a site visit it would appear the access to the parking space is via a gate which could be outside the occupants control. Could you confirm the position as the red line should include a means of access to the public highway, and a certificate B seeking permission from land owners of the access (if not in the ownership of applicant) should be sort.

I look forward to your response and the forthcoming further information.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Peter Cleveland [REDACTED]
Sent: 20 September 2018 11:33
To: Stuart Corbey
Subject: RE: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Dear Stuart

Many thanks for your emails below. Just tried to call to catch up with you and discuss the points below.

In terms of location, I understood that this was addressed on validation, but seems not to have carried through.

As for the floor plans, the client is updating these and I will forward as soon as received.

Do you know your likely position on the recommendation, subject of course to the revised plans?

Kind regards,
Peter

From: Stuart Corbey [REDACTED]
Sent: 20 September 2018 09:47
To: Peter Cleveland [REDACTED]
Subject: FW: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Good Morning Peter,

Just to make you aware we have been contacted by a concerned party, the owners of The Loft 129 Sea Road who would like all reference to your clients dwelling to be made with the correct address (131A Sea Road).

I shall have our records updated on our system to save any further confusion.

Kind regards

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Stuart Corbey

Sent: 19 September 2018 15:10

To: [REDACTED]

Subject: EP/120/18/PL - The Loft 131A Sea Road - Change of use of boat store & sail loft (Sui Generis) to 1 No. dwelling (C3 Dwelling house).

Peter,

I thought I best introduce myself as I am the Planning Officer who has had the above assigned application.

Would you be able to provide a clear ground and first floor layout plan with the rooms listed to assist with our assessment.

Thanks very much.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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Peter Cleveland

Head of Planning, Henry Adams

Planning





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