

Peter Cleveland

Sent: 05 September 2012 11:12

To:

Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Importance: High

Attachments: P200_D.pdf, P201_D.pdf

Peter,

As discussed yesterday please find attached revised drawings P200_D and P201_D.

I have updated the front (West) elevation as per our discussions and have also updated the South and East elevations to carry the render around the corner. This is now more in-keeping with the neighbouring buildings.

Please let me know if you required hard copies.

I can confirm that our client has agreed the reduction of the Affordable Housing contribution.

Please can you confirm the date of the planning committee as soon as this has been confirmed.

If you need any further information please do not hesitate to contact me.

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From: [REDACTED] [uk]

Sent: 05 September 2012 10:31

To:

Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Dear Mr Ernest

Further to our telephone conversation regarding the email below, I can confirm that the revised design would be more in-keeping with the neighbouring buildings and therefore would request that you submit a revised drawing to that effect to substitute the existing plan on file.

Please could you also advise that your client has agreed the reduction to the Affordable Housing contribution as I have seen no response to the confirmation of this. If this is agreed the Legal Agreement will need to be drafted and signed by the date of the planning committee, which at this stage I would aim to be 17th October.

I trust this is of assistance

Peter

Peter Cleveland MSc | Senior Planner, Planning Department, Arun District Council | Location: 2nd Floor, Arun Civic Centre, Matrasiers Road, Lymington, BN17 5LP

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Sent: 03 September 2012 09:28

To:

Subject: RE: EP/40/12 _ 115-116 Sea Road, East Preston

Importance: High

Peter,

Following our discussions did you receive my email last week regarding 115-116 Sea Road? I have re-attached the sketch to this email

05/09/2012

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From: Peter Cleveland [mailto:Peter.Cleveland@arun.gov.uk]

Sent: 30 May 2012 11:18

Subject: RE: 13/40/12 _ 115-116 Sea Road, East Preston

Dear Mr Ernest

Thank you for the email below, I was going to contact you regarding this application as I do have a few issues which need to be addressed.

Firstly I wanted to follow up my letter of the 9th May, which was addressed to Mr Nutting, that outlined the contributions required towards affordable housing. A legal agreement in the form of a S106 agreement is required to secure this, which if not in place by the expiry of the application would mean that the application would be refused for the lack of such a contribution.

The application does not address the loss of of the commercial units at ground floor either. The Council seeks to protect local village shops/commercial premises and the instance of their loss we would only consider the loss of such a commercial unit if it can be clearly demonstrated that it is no longer viable in that area. From visiting the site, this would not appear to be the case as the commercial unit is occupied at present along with the majority of other units within this local shopping area.

With regards to design I agree that this needs to be revised as the proposed structure when viewed from Sea Road in context with the Parade Mansions is currently not in-keeping. Parade Mansions are noted for their various use of materials with horizontal detailing and changes of material. Parade Mansions are also listed within the Councils local list of character buildings. The proposed structure varies to this with the introduction of vertical changes of materials. This I believe results in a building which is not in-keeping with the street scene and therefore at present detracts from the locality.

The Parish Council have also raised an objection to this application based on the issues outlined above together with the impact upon neighbouring properties and parking and access. As such any recommendation for approval would need to be considered by the Councils Development Control Committee.

I have discussed the application with the Head of Development who has confirmed that until the above concerns are addressed, the application will not gain a positive recommendation for approval for it to be heard at a Committee.

If you wish to discuss this further please do not hesitate to contact me on the number below.

Kind regards
Peter

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Sent: 29 May 2012 14:50

To: Peter Cleveland

Subject: RE: 13/40/12 _ 115-116 Sea Road, East Preston

Peter / Daniel,

We submitted an application for 9 number flats at 115-116 Sea Road, East Preston, application number EP140/12.

Could you please let me know how the progress of this application is going and if there is any further information you require. When is the application decision date due and is this likely to have your recommendation for approval?

Regards
Gavin Ernest - SA (personal Arun)

05/09/2012

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