

Karen Parsons

From: Anita Gardner
Sent: 05 June 2018 14:26
To: Karen Parsons
Subject: FW: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Please can this EOT be recorded

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: Ben Daines [REDACTED]
Sent: 05 June 2018 14:22
To: Anita Gardner
Cc: Chris Barker; Marmont Developments
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

Yes, please can you please substitute these plans for the originals. Also, please accept this email as agreement to the extension of time to 8 June 2018.

Kind Regards

Ben Daines MRTPI
Senior Planner

ECE Planning

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Brooklyn Chambers 11 Goring Road Worthing West Sussex BN12 4AP
[REDACTED]

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 05 June 2018 10:06
To: Ben Daines
Subject: FW: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Ben,

I have received the attached plans from your client. Please can you advise if you wish them to be substituted for the originals. If so can you agree to an extension of time until the end of the week 08-06-20-18 to allow for processing. That would also give me time to ensure County Highway's comments relate to these later plans.

Regards
Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,
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From: Marmont Developments [REDACTED]
Sent: 04 June 2018 22:11
To: Ben Daines; Anita Gardner
Cc: Guy Lower; Chris Barker
Subject: Re: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Anita,

We are disappointed to hear of the pending delegated refusal and have been for some time trying to get your feed back on the application as we have always been willing to amend the scheme or provide additional information. With the limited time available after reading your email of today sent to Ben Daines of ECE I have made some amendments that I hope will in some way go towards the concerns you have raised as follows:

Plots 4 to 7 no longer have a second floor.

The parking has been reduced to 11 spaces which is sufficient for the reduced sized homes, as per the revised parking demand calculations. This has allowed 3 spaces to become landscaped areas.

We have added The Street building lines.

In regards to the affects of our proposal on the Listed Building we sort the advice and guidance of the West Kingston & East Preston Preservation Society who fully supported the proposal. In consideration of our separation from the Listed Building , particularly by the road we did not consider it necessary for any further specialist heritage consultancy but would have been pleased to provide this if we had been aware this was a concern of yours.

Attached Amended drawings showing the changes mentioned above:

LTC.PLOT4.003
LTC.PLOT5&6.003
LTC.PLOT7.003
LT.SL.006
Revised parking demand calculator

If you are still minded to write a delegated refusal could we please have a meeting after this refusal so we can look at preparing a brand new submission and hopefully one you may be able to support.

I hope the information is of help and look forward to hearing from you.

Regards

Adrian Marmont
For and on behalf of
www.thepuregroup.info

From: Ben Daines [REDACTED]
Sent: 04 June 2018 12:35
To: Marmont Developments
Cc: Guy Lower; Chris Barker
Subject: FW: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Adrian,

Please see the email below from Anita who has finally clarified her concerns with the scheme. She obviously has some fundamental issues with it that are likely to be difficult to overcome without significant revisions. I think it would be useful to discuss the way forward on this at some point today once you have had the opportunity to read the email.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 04 June 2018 10:27
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Ben ,

I have arranged for the Landscape and Layout Plan to be substituted. County Highways will not be re-consulted, but I have chased for their original response which should be received by 06-06-2018.

Highway issues aside, the application will then be refused under delegated powers on the basis of an overdevelopment of the site which is out of character with the surrounding area and adversely affects visual amenity. In our view there are too many units. The development on the frontage is too large and close to both site frontages. The units on the rear are too high and extend too far across the site. Very little of the site in the centre could be landscaped so the amount of development across the site including areas of hard surfacing is excessive and out of keeping. There is also insufficient justification or evidence relating to the impact of the units at the frontage on the setting of the heritage asset opposite.

Regards

Anita Gardner

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From: Ben Daines [REDACTED]
Sent: 01 June 2018 11:57
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Anita,

I have spoken to the applicant regarding your email below and he is concerned about the amount of time that a re-consultation with West Sussex County Council would take. Could you please replace the letter responding to objectors that I sent you yesterday with the attached letter, and please also replace the Site Layout LT.SL.005 with the attached Site Layout plan. This amended letter and plan reinstate the proposed parking bay on Lime Tree Close to avoid the need for further consultation with West Sussex County Council.

Could you please confirm receipt of these amended documents and that there will no need for any further re-consultation?

Additionally, if you could either phone me or set out the concerns you have with the proposal via email as soon as possible, I would be grateful.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 31 May 2018 15:09
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Ben

The EOT until 06-06-2018 is agreed and I have forwarded your e-mail to be recorded accordingly. I am happy to accept the plans as substitute, but they will require re-advertising given the change to the parking indicated in the original application, albeit that it was outside the site area, and the need for re-consultation with County Highways. The advertising period will not expire until 05-07-2018 so the extension of time will not be sufficient to allow for this. If you are prepared to agree a further extension of time on the application until 09-07-2018 I will forward the amendments for processing.

Regards

Anita Gardner

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From: Ben Daines [redacted]
Sent: 31 May 2018 10:31
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Anita,

In order to address some of the concerns raised by surrounding residents, the applicant has made a number of amendments to the proposed development. Please therefore find attached the following:

- The applicant's response to the objections received so far
- Amended plans as follows:
 - An amended location plan which removes the proposed layby
 - Amended site layout and landscaping plan showing new landscaping along the eastern boundary and removing the proposed layby on Lime Tree Close
 - A new plan showing visibility splays for Lime Tree Close / The Street
 - Revised elevations for plot 3 (The Street Cottages) showing a revised internal layout with an obscurely glazed restricted opening window on the front elevation serving the bathroom/wc
 - Revised elevations for plot 4 with no rooflights in the east elevation
 - Revised elevations for plots 5 and 6 with no rooflights in the east elevation
 - A section showing plot 5 in relation to 44 Clarence Drive

- Revised elevations for plot 7 showing no rooflights in the east elevation

I would be grateful if you could confirm receipt of these plans and add them to the application file.

On the basis of my email of 30 October (sent 14:52), could you also please confirm the extension of time until 8th June?

Kind Regards

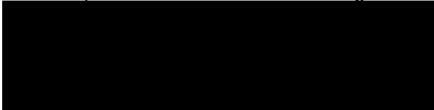
Ben Daines MRTPI
Senior Planner

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From: Ben Daines
Sent: 30 May 2018 14:52
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Anita,

I appreciate you will not necessarily negotiate. However, the purpose of an extension of time should ideally be based on a mutual understanding between the Council and the applicant, it would be useful if we could use the additional time to discuss your concerns and understand if there is any way that they can be addressed. Can we therefore agree the extension of time on this basis in the spirit of positive planning?

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 30 May 2018 14:33
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Ben,

We will not necessarily negotiate. If you do not agree to the requested extension of time the application is likely to be refused under delegated powers by the end of Friday.

Regards

Anita Gardner

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: Ben Daines [mailto:Ben.Daines@arun.gov.uk]
Sent: 30 May 2018 14:33
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Anita,

We would be willing to agree to an Extension of Time to 8 June providing this additional time will allow for adequate discussion of your concerns and, where necessary, negotiation prior to determination of the application.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 29 May 2018 17:18
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Dear Ben,

I have not yet had an opportunity to discuss the application in detail with my Team Leader who is currently on leave. I would therefore appreciate your agreement to an extension of time on the application until 08-06-2018. I will contact you once I have spoken with my Team Leader prior to a decision being reached .

Regards

Anita Gardner

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From: Ben Daines [REDACTED]
Sent: 29 May 2018 17:07
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

Please find attached the bat emergence/re-entry survey report for Lime Tree Close. As can be seen from the report, no bats were seen to emerge from the building during the survey.

I look forward to hearing from you regarding my email of 25 May.

Kind Regards

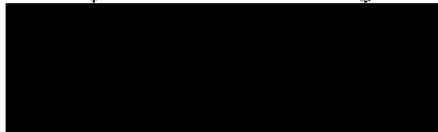
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Senior Planner

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From: Ben Daines
Sent: 25 May 2018 16:51
To: Anita Gardner
Cc: Chris Barker; Marmont Developments
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

I phoned you this morning but could not get through so I left a message on your answer machine.

Could you phone me back please so I can discuss the Lime Tree Close application with you? If you have any concerns with the proposal I would like to understand them.

Kind Regards

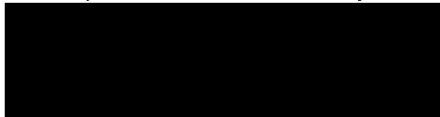
Ben Daines MRTPI
Senior Planner

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From: Ben Daines
Sent: 22 May 2018 14:33
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

I appreciate the quick response. However, it is disappointing that the application will not be going to the June Committee. If you have concerns regarding the application I would be grateful if you could let me know what they are so we can possibly seek to address them.

Kind Regards

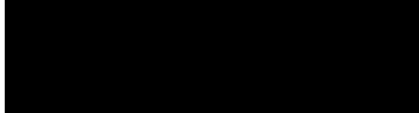
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Senior Planner

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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 22 May 2018 14:27
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Ben,

You are correct. The application cannot go to June Committee the agenda has closed. The earliest would be 11-07-2018, but that would only be if it is recommended for approval by officers and at this initial stage I am not certain that the application will be supported.

Regards

Anita Gardner

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: Ben Daines [REDACTED]
Sent: 22 May 2018 14:23
To: Anita Gardner
Cc: Chris Barker
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

Given that East Preston Parish Council have objected to this planning application, am I correct in my understanding that it will have to go before the Development Control Committee should you be minded to approve it?

I note that the Committee calendar only goes so far as May 2018. Would you be able to advise me of the date of the Committee meeting in June?

I will give you a call later in the week to see if you have formed any views on the application. I would obviously like this application to make the June Committee.

Kind Regards

Ben Daines MRTPI
Senior Planner

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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 14 May 2018 08:36
To: Ben Daines
Subject: RE: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Ben,

I have no views at this stage. I have a significant caseload and am struggling to look at applications early in the process. I will be unable to consider your proposal in any detail until the advertising period has expired.

Regards

Anita

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From: Ben Daines [REDACTED]
Sent: 11 May 2018 15:14
To: Anita Gardner
Cc: Chris Barker
Subject: EP/52/18/PL - Scorton, 9 Lime Tree Close, East Preston

Hi Anita,

I have left a couple of messages on your answerphone regarding the above application. I would be grateful if you could either phone me or respond to this email to let me know your current thoughts on the planning application. I appreciate that the statutory publicity and consultation does not expire until 24th May but given the application was validated on 5 April I thought you might have had some time to form a view.

Kind Regards

Ben Daines MRTPI
Senior Planner

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