

[REDACTED]

From: Dawn Appleton [REDACTED]
Sent: 05 June 2018 16:09
To: Anita Gardner
Subject: RE: Planning Application EP/7/18

Dear Anita,

I have the following comments to make in respect of the response of the neighbour to my last letter.

Firstly, I would again reiterate that the particular rights of way across the land are a private matter to be dealt with by the applicant should planning permission be granted. The previous comments supplied by us have been in an attempt to explain the situation but by no means imply that they are material to the determination of the application. Mr Pilfold quite rightly states that he can park 3 vehicles if space is available in common with other current users where available. The comment that this is likely to be around the entrance of his land was made to be helpful but not prescriptive and therefore we will not be demonstrating it on a plan.

The right of way of UK Power Networks will be maintained and the route that will take is again a private matter (and contrary to Mr Pilfold's allegation, my client can produce evidence demonstrating that UK Power are agreeable to an alternative right of way but feel we would be straying into irrelevant non-planning matters). There is currently no parking allocated for the substation so there is no change in circumstances. It is not a regular use in any event.

We have already commented on large delivery vehicles and the fact that they cannot currently access the site so again no change is proposed.

Finally tenants have not had their rights removed from leases – the right was never in any lease. Parking has not been prevented by the landlord but does not mean that it has to continue where the land can be put to a more effective use. It is therefore highly relevant that it has only ever been an informal arrangement and by no means permanent. The parking cannot be displaced if it was not a formal arrangement in the first place. As stated in my previous letter, this was an argument accepted by the Planning Committee at the last meeting when considering its

own application for houses in Eastergate where the loss of informal parking was not considered an impediment to development.

I trust these further comments are of assistance.

Regards

Dawn Appleton

From: Anita Gardner <Anita.Gardner@arun.gov.uk>

Sent: 05 June 2018 11:02

To: Dawn Appleton [REDACTED]

Subject: FW: Planning Application EP/7/18

Dawn,

Do you have any additional comment to make on the e-mail from Mr Pilfold below? It would be helpful to know if there is any update prior to Committee

Thanks

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Lol Pilfold [REDACTED]

Sent: 05 June 2018 08:11

To: Anita Gardner

Subject: Fwd: Planning Application EP/7/18

Good morning Anita, as we are seemingly unable to post our reply to Appleton Town Planning's " Supplementary" letter of the 23rd May sent to you by email Friday 1st June ,would you please be kind enough to ensure that the item is posted for us and the questions answered please prior to a decision being made.

Please also note that it was claimed in court by the owners of the land that there was an agreement with the Power Company to alter their Rights of Way, however, this was dismissed by the Judge at the time as no documentation substantiating the claim could be produced.

We note that at present a decision is due in 3 days time (Friday 8th June) from the Development Control Committee .
We look forward to your reply in this matter,
Kind Regards Mr & Mrs L.A. Pilfold

----- Forwarded message -----

From: Lol Pilfold [REDACTED]
Date: 1 June 2018 at 14:01
Subject: Planning Application EP/7/18
To: Anita Gardner <Anita.Gardner@arun.gov.uk>

Good afternoon Anita,

I have been reading the latest letter from Appleton Town Planners on your website and I note that we will be allocated 3 parking spaces within this latest application.

Do you think it would be possible to indicate where our proposed parking will be on the plan ?

I should point out that there is no disagreement with the court order giving us and our visitors the rights over this land, except that the right to park is not specified as being "***around the entrance to our property***" as suggested by Dawn Appleton . Quite the opposite in fact, rather "***where available at the time providing we do not obstruct others***" over the whole of the land (certain restrictions apply with regards to delivery vehicles)

Also for the UK Power Networks " ***to pass and repass at all times with plant and personnel for all purposes over and along the land coloured blue and brown on the said plan***" this refers to the ***proposed*** reduced access route on the

Eastern side of the development where we also have specific rights. I have a copies of the documents if you wish to see them. Parking will presumably be required for any operatives working on the sub-station along with their plant ,so again could I ask where this is shown on the plan ?

Eurosite's tenants are to be refused permission to park at the rear of their premises, but the owners (their landlord) and his tenants seemingly disagree, particularly as parking at the front is for customers to the parade of shops and limited to a restriction of 2 hours and not for those tenants attempting to run a business in the parade.

Any large delivery vehicles attempting to manoeuvre into this "improved access" would require to ride over the kerbs and pavements (as "One Stop" are allowed to do) due to the restrictions coming in from, and then presumably reversing back into Beechlands Close (blind) ..or is there a turning area ?

..And finally whether any vehicles are allowed to park at the rear is surely irrelevant ? the point is that they are mostly the landlord's tenant's vehicles who may have had their rights removed from the leases, but have not been prevented by him from parking and therefore *will* be displaced if this application is allowed ,

Kind Regards, Mr & Mrs Pilfold ... 125 North Lane East
Preston

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

Important Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.
