



From: Stuart Corbey
Sent: 14 November 2018 17:12
To: Planning.Responses
Subject: FW: FG/129/18/PL 44 Ferringham Lane

Please save as agent correspondence

From: [REDACTED]
Sent: 12 November 2018 17:22
To: Stuart Corbey
Cc: Simone Cornell; Steven Salvidge; Donald Hanciles
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Stuart,

Could you kindly send us the response or report from West Sussex County Council Highways dept. with their change of direction from no concern initially at the planning approval stage to what ever their preferred width of the access is.

Regards,
Sarif Easmon-Dura

On Thursday, November 8, 2018, 4:40:05 PM GMT, S [REDACTED] wrote:

Dear Stuart,

We are in deliberation.

We couldn't find any obvious width in The Manual for Streets.

Could you kindly tell us what is the minimum width of the access you want?
(As nothing had been mentioned to date)

Regards,
Sarif Easmon-Dura

On Thursday, November 8, 2018, 10:36:28 AM GMT, S [REDACTED]

----- Forwarded Message -----

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

To: [REDACTED]

Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: Wednesday, November 7, 2018, 5:39:17 PM GMT

Subject: RE: FG/129/18/PL 44 Ferringham Lane

Sarif,

Thank you for your email dated 5th November 2018 and your answer phone message. After discussing your email with my Team Leader -- Juan Baeza I would like to respond.

I can appreciate you and your clients concerns in regard to the progression of this application. As a Senior Officer here it is my duty to keep you informed on an application and give a view on the likelihood it would be given permission based on my assessment of the proposal.

In this instance, because of the objection by the Parish Council, and the Officers initial view was to support the application it would have needed to go to Committee for a decision on 14th November 2018. However, on closer inspection a fundamental Highways Objections altered our view and we have no choice but to refuse under this guidance and follow the scheme of delegation. A traffic light system with pedestrian priority button is not considered a mechanism to overcome the situation therefore it is difficult to see how the objection can be overcome.

Each Committee items has an official sign off procedure and whilst my recommendation was to approve that was not agreed by officers further up the chain and therefore the reason to refuse is recommended.

For full highways comments:

http://www1.arun.gov.uk/PublicViewer/Authenticated/Main.aspx?user_key_1=FG/129/18/PL

Unfortunately the applicant cannot request that a case is taken to committee, therefore this option is not available to you or your client.

I shall work towards determining the application in line with the extension of time date, unless you wish to withdraw.

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: [REDACTED]
Sent: 05 November 2018 12:49
To: Stuart Corbey
Cc: Simone Cornell
Subject: Re: FG/129/18/PL 44 Ferringham Lane

Dear Mr Corbey,

We are extremely disappointed with your last email not supporting the application which is in contrary to another email after requesting an extension of time.

In requesting an extension of time up to the 16th November 2018 and our subsequent approval, was on the need for the application to go to the scheduled committee meeting on the 14th November 2018.

The basis of our agreement for an extension of time was on two folds:-

- 1, You were to make a recommendation for approval.
- 2, The application is to be presented to the committee on the 14th November 2018.

With your change of direction, we would like the application to go to the above committee as agreed.

We therefore would like to exercise our rights to present our case to the committee on the 14th November 2018.

I would also kindly ask for the report received from Highways relaying any concerns on safety.

If safety at the existing access is the only concern, which has been in use for over 50 years, it can be address easily.

I have been in contact with our traffic consultant, the proposed traffic lights system can be adapted to

have a pedestrian priority push bottom system in the extreme case of a car, a disabled person and a toddler using the access at the same time. Similar to that of a pedestrian crossing on a public high street.

Regards,

Sarif Easmon-Dura

On Wednesday, October 24, 2018, 11:50:55 AM GMT+1, [REDACTED] te:

----- Forwarded Message -----

From: Stuart Corbey <Stuart.Corbey@arun.gov.uk>

To: [REDACTED]

Sent: Tuesday, October 23, 2018, 6:34:54 PM GMT+1

Subject: FG/129/18/PL 44 Ferringham Lane

Good evening Sarif,

Having discussed the application with my Team Leader we have no choice but to refuse this application. On the basis of the WSCC highways advise:

'The access will operate as a shared space for both pedestrians and vehicles. The Local Planning Authority would be advised that at a minimum width of 3.53 metres the access would only be suitable for passing of a vehicle and a single pedestrian. It would not be wide enough for the passing of a vehicle and wheelchair user, or pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1). At its maximum width of 3.74 metres the access would only be suitable for passing of a vehicle and a single pedestrian or wheelchair user. It would not be wide enough for the passing of a vehicle and pedestrian accompanying a small child (Manual for Streets Fig 6.8 & 7.1).'

This means that at sections where the access route is at its minimum 3.53m it would not be able to accommodate a vehicle and a wheelchair user and where it is at its maximum 3.74m it would not be able to accommodate a vehicle and a wheelchair user or pedestrian accompanying a small child. This makes it unsafe and contrary to policy T SP1 of the Arun Local Plan.

I can only apologise for the initial advise given to you and would like to allow you the opportunity to accept a refusal or request a withdrawal of the current application.

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
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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: [REDACTED]
Sent: 17 October 2018 15:49
To: Stuart Corbey
Cc: Simone Cornell
Subject: Re: 44 Ferringham Lane

Dear Stuart,

Please see the attached letter ref: 628 LW03 to Mrs A Gardner dated 28th June 2018

In sum, see page 4 paragraph 4.

Regards,

Sarif Easmon-Dura

On Wednesday, October 17, 2018, 3:31:21 PM GMT+1, Stuart Corbey <Stuart.Corbey@arun.gov.uk> wrote:

Sarif,

I have had now the opportunity to discuss this application in full with Anita Gardener following our initial conversation and from your recent email. The application has been advertised as a variation to condition, and in my professional opinion I would like to see what you and your client would like the varied width to be? The application form description and statement does not give a clear alternative minimum width....

I look forward to your response.

Stuart Corbey | Senior Planning Officer, Planning Department, Directorate of Place, [Arun District Council](#) | Location: First Floor , Arun Civic Centre, Maltravers Road,
Littlehampton, BN17 5LF
Internal: 37784 | External: +44 (0) 1903 737500 Ext: 37784 | E-mail: stuart.corbey@arun.gov.uk

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: [REDACTED]
Sent: 12 October 2018 15:35
To: Stuart Corbey
Cc: Simone Cornell
Subject: 44 Ferringham Lane

Dear Mr Corbey,

Re: Condition 4, 4m access.

Is this application likely to go to committee?, although we rather it is not owing that objectors had not put forward any Policies, Standards, Codes, Guides or Covenants that this application may or have gone against.

The reason for this email - I am planning to take some time off work at the end of this month and would like to prepare a case prior to or at least ask our Planning Consultant to represent us at the committee meeting.

Regards,

Sarif Easmon-Dura

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