

Application Correspondence "Agent Comments about Previous Marketing of Site"

From: Huw James [REDACTED]
Sent: 18 October 2021 18:48
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Saskia Lower [REDACTED]
Subject: RE: FG/163/21/PL The Chalet

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Dear Simon,

Thank you for the discussion today.

As discussed we consider that West Sussex Highways have all the information they require to assess compliance with policy, particularly para 111 of the NPPF and we have relayed details to them for discussion. We will update you on this matter asap.

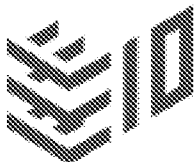
In relation to the query about marketing below the applicants have confirmed that the greenhouses were marketed to rent on Facebook Marketplace which is National and also with posts on the local Facebook page. These facebook posts have unfortunately since been deleted. The owners also contacted local garden centres, some of whom visited but feedback was that the glasshouses were too old and there was no interest. We appreciate that without documentary evidence that this will be treated as anecdotal although as per the Planning Statement, Appendix A contains a detailed letter from the previous owners relating to the lack of business case for greenhouse uses.

Kind Regards,

Huw James MRTPI
Director

ECE Planning

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Sent: 15 October 2021 17:14

To: Huw James [REDACTED]

Subject: FG/163/21/PL The Chalet

Dear Huw,

Please see attached WSCC Highways comments on the application. You will see that the request several supporting documents and they also ask that you first engage in pre-app with them.

I am inclined to support the application but given the Parish objection, this has to go to Committee. The agenda deadline for the 24/11 Meeting is the 3rd of November, therefore we have only 17 days for you to arrange and supply the requested information and for us to reconsult Highways. This is an insufficient period and therefore, I recommend that you withdraw the application, engage with WSCC and then look to resubmit to us.

We will not allow an extension of time to cover a subsequent Committee (with the next being 05/01/22) and if you will not withdraw then we will likely refuse the application on grounds of insufficient information. Please also note that we may refuse to accept any additional information if not received in time to allow re-consultation etc.

I also note that your Planning Statement says *"Additionally, the current owners have tried to rent out the greenhouse space but have found that even in a fully restored condition, the greenhouses didn't receive any enquires to justify restoring the glasshouses. The space was advertised locally and nationally but no relevant enquires were ever made."* It would be helpful if you could supply details of such marketing or even a statement from the company that undertook this.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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