

Karen Parsons

From: Juan Baeza
Sent: 23 August 2018 15:42
To: Karen Parsons
Subject: FW: FG/33/18/PL

Karen

Can you EOT please.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: John Barkham [REDACTED]
Sent: 10 August 2018 10:40
To: Juan Baeza
Subject: RE: FG/33/18/PL

Dear Mr Baeza,

I have now received authority from the applicant to agree to a further extension of time until the 5th October.

Kind regards,
John Barkham BSc FRICS

John Collins Associates | Chartered Surveyors
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: 10 August 2018 10:29
To: [REDACTED]
Subject: RE: FG/33/18/PL

I am afraid so as without an extension of time I will not get approval to put it to committee.

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From:

John Barkham [REDACTED]
Sent: 10 August 2018 10:10
To: Juan Baeza
Subject: RE: FG/33/18/PL

Dear Mr Baeza,

I am seeking authority from the applicant for the extension of time.

If the applicant is minded not to grant the extension, will the application be refused under delegated powers?

Regards,
John Barkham BSc FRICS

[REDACTED]
John Collins Associates | Chartered Surveyors
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: 10 August 2018 09:59
To: [REDACTED]
Subject: RE: FG/33/18/PL

Dear Mr Barkham

I am minded to recommend approval for this application. However, it will first need to get management approval before it gets agreed to go to DC committee. As things stand with annual leave commitments the first available committee will be 3 October. So that this application can proceed on this basis I will need your agreement for an extension of time to the 5 October.

I am hoping that you can reply to confirm your agreement.

Kind regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk



From: John Barkham [REDACTED]
Sent: 01 August 2018 10:39
To: Juan Baeza
Subject: RE: FG/33/18/PL

Dear Mr Baeza,

Thank you for the telephone call.

As discussed, I attach PDF's of the recent appeal on the site mentioned in my Planning Statement.

In my statement I did not quote the Peugeot garage, but rather the attached appeal at the nearby former Hangleton Nursery for B8 use.

If I can assist any further, please let me know.

Regards,
John Barkham BSc FRICS

[REDACTED]
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]

Sent: 26 July 2018 13:41

To: [REDACTED]

Subject: RE: FG/33/18/PL

Dear Mr Barkham

We do not appear to have had comments from highways on your submitted plans. I have today asked them to provide comments. I will be discussing this case further with my manager next week when he returns from leave to see whether a refusal in light of what you have said is still justified.

Regards

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From: John Barkham [REDACTED]
Sent: 26 July 2018 12:05
To: Juan Baeza
Subject: RE: FG/33/18/PL

Dear Mr Baeza,

Please see attached correspondence and highway plan previously submitted.

Regards,
John Barkham BSc FRICS

John Barkham Associates - Chartered Surveyors
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: Juan Baeza [<mailto:Juan.Baeza@arun.gov.uk>]
Sent: 26 July 2018 11:56
To: [REDACTED]
Subject: RE: FG/33/18/PL

Dear Mr Barkham

The highway point you refer to a drawing? Can you please supply. I am afraid I'm not available on the phone this afternoon but can respond to emails.

Regards

Juan Baeza Area Team Leader -- Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: John Barkham [REDACTED]
Sent: 26 July 2018 11:49
To: Juan Baeza
Subject: RE: FG/33/18/PL
Importance: High

Dear Mr Baeza,

I was surprised to read the content of your email given the pre-application advice and post application correspondence received that the matter would be decided by the Committee.

A pre-application was submitted for this proposal and the advice received concluded that *"were an application for planning permission to be submitted, it would be likely to be recommended for approval"*.

The first two issues you raised were considered in the pre-app and, importantly, in a recent appeal on the site. This appeal allowed the current storage use for motor vehicles. My detailed planning statement submitted with the application refers.

Regarding the 3rd issue, this matter was also considered in the appeal (and the pre-app) and my post application statements and drawing refer.

Hopefully we can both avoid the necessity and costs arising from appeals. In this regard I will phone you this afternoon to hopefully discuss further.

Regards,
John Barkham BSc FRICS

[REDACTED]
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]

Sent: 26 July 2018 11:28

To: [REDACTED]

Subject: RE: FG/33/18/PL

Dear Barkham

I am very sorry about the circumstances surrounding the processing of this application for which you are not responsible. Unfortunately due to staff shortages we had been relying on contractors to oversee this application and I apologise for what appear to be differing opinions given. Both contractors ceased employment with the Council and we are now left in the position of no contractor and no planning officer seemingly available to continue with the processing of the application. There is no report with a recommendation to approve ready I am afraid.

However, I have had to take it on and try and fit it with all my other competing duties and responsibilities. I have had a look at it and I am of the opinion that the proposal is unacceptable for the following reasons;

- The proposed use would have a detrimental impact on the visual amenities of the surrounding area
- The proposal would result in an inappropriate intensification of commercial activity which would detract from the rural character and appearance of the area
- The proposal would result in additional traffic generation and increased commercial activity where it has not been demonstrated that the containers can enter and leave the site without having a negative impact on highway safety.

As a result this application will be refused under delegated powers.

Please do not hesitate to contact me should you require any further information.

Regards

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From: John Barkham [REDACTED]

Sent: 26 July 2018 09:45

To: Juan Baeza

Subject: FG/33/18/PL

Juan Baeza

East Area Team Leader
Arun District Council

Dear Mr Baeza

Re: FG/33/18/PL

Land at the former McIntyre Nursery, Littlehampton Road, West Sussex BN12 6PG
Demolition of polytunnels, use of land for Class B8 container self-storage and the siting of 42 single-stacked storage containers, an office/toilet portacabin, new fencing, gates, CCTV, lighting and alterations to the entrance.

Further to my messages on your voice mail on the 10th July and again today, I would be grateful if you would contact me as a matter of urgency with an update regarding progress of this application.

The original Case Officer, Ross Leal, has previously advised that the application would be refused under delegated powers if Officers were not going to recommend approval to the Planning Committee. The target date for determination was the 27th April.

It is now understood that Tim Bloomfield, the replacement Case Officer, has left the Council. Mr Bloomfield had previously advised the application would make the agenda of the 14th July Committee (his email 6th June), but unfortunately this did not happen.

Hopefully Mr Bloomfield has now drafted his report and I would be grateful to receive a copy. Also confirmation that the application is on the agenda for the next committee date of the 8th August.

Obviously our client is most anxious at the time taken to determine this minor application and the resulting additional cost of bring his existing business to the district of Arun.

I look forward to hearing from you urgently. Thank you in advance for your kind attention.

Regards,
John Barkham BSc FRICS


John Collins Associates | Chartered Surveyors
127 Beulah Road, Thornton Heath, Surrey CR7 8JJ

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