

From: Amanda Scholes on behalf of Planning.Responses
Sent: 24 June 2020 08:50
To: Planning Scanning
Subject: FW: Tudor Close - Reference FG/46/20/PL

Amanda Scholes | Receptionist, Department, [Arun District Council](#) | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>
Sent: 24 June 2020 08:46
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Tudor Close - Reference FG/46/20/PL

From: Huw James [REDACTED]
Sent: 22 June 2020 19:35
To: Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: RE: Extension of Time request - Tudor Close - Reference FG/46/20/PL

Neil,

Thank you for your reply.

What the applicant needs following the loss of his pub is a clear opinion from the Council as to whether the 2 new dwellings at the rear of the site are simply a 'no-go' (will the Council object to 2 dwellings regardless of scale, design etc.) any or will a reduced scheme be acceptable (first floor accommodation removed, roofline lowered etc.).

The additional bungalows are vital for viability reasons (as the conversion of the pub building in itself doesn't stack up) but most importantly we really just need a view on the above to help him decide whether to resubmit an application.

Although you say that the refusal provides a clear explanation of '*..what amendments will be necessary to overcome such objections..*' this is not clear from the decision notice or Report. I have unsuccessfully been trying to contact Martyn White to ask the same question. Obviously this was the feedback/discussion that we were denied during the course of the application and we would be grateful if Juan could look at this as soon as possible.

Juan – perhaps we could discuss on [REDACTED]

As a final point, it may appear that from a timing perspective it was right to determine the application at that point, but if no feedback is received for 8 weeks or more then it is impossible for the applicant/agent to make any decisions to agree to an extension of time or to judge whether to amend the application (especially when such feedback was promised on multiple occasions). It was the applicants intention throughout to work positively with the Council (as shown by the lengthy Pre App process and the email chain below) and make any changes required to the Council's satisfaction but as this was denied it was not the correct time to determine the application. Whilst we wish to move on, hopefully with a swift resubmission (depending on the Council's response to the above), it is important to clarify that point.

Kind Regards,

Huw James MRTPI
Director

ECE Planning

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From: Neil Crowther <Neil.Crowther@arun.gov.uk>

Sent: 22 June 2020 18:38

To: Huw James [REDACTED]

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

Subject: RE: Extension of Time request - Tudor Close - Reference FG/46/20/PL

Huw,

Please let me apologise for the exceptionally poor customer service received. Whilst I am content with the decision to refuse the application, the case officer should have informed you that this was the chosen course of action. Following the email you received (12 June) saying that a discussion was taking place, it was not acceptable that the next thing you received was the decision notice. The case officer should have contacted you and they have been instructed to keep all applicants informed of progress. In this instance there is no excuse for not doing so and this is not an acceptable level of customer service.

As I said, I am content with the decision. Applications need to be progressed and I am content that, following the pre-app advice issued previously, it was correct to determine the application at this time.

The refusal of this application provides a clear explanation as to why it was found to be unacceptable and what amendments will be necessary to overcome such objections. Because of the above course of events, Mr Baeza will engage with you on any changes that you would like a view on before resubmitting if this is the course of action you wish to pursue other than to appeal against the refusal.

Regards, Neil

Neil Crowther
Group Head of Planning

T: 01903 737839
E: neil.crowther@arun.gov.uk

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From: Huw James [REDACTED]
Sent: 17 June 2020 16:33
To: Andrew Wood <Andrew.Wood@arun.gov.uk>; Karl Roberts <Karl.Roberts@arun.gov.uk>; Neil Crowther <Neil.Crowther@arun.gov.uk>
Cc: Rebecca Hoad [REDACTED]
Subject: FW: Extension of Time request - Tudor Close - Reference FG/46/20/PL

Andrew,

I was utterly appalled to receive this refusal today. You have been promising feedback and discussion this scheme but issued a refusal with no prior warning and no attempt to contact us with opinions or discussion of any potential amendments, despite our numerous requests and your promises to do so.

Karl and Neil – I attach an email chain which tells only part of the story – I request your comments by return on how this in any way meets the requirements of Article 35 as quoted on the decision notice.

I now have to explain to the applicant why he is faced with a refusal despite being told that the scheme would appear at Planning Committee on 29 July (the delay to this date in itself being unexplained) and despite the significant delays and lack of feedback experienced throughout the entire pre application and planning process.

Kind Regards,

Huw James MRTPI
Director

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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 12 June 2020 11:42
To: Rebecca Hoad [REDACTED]
Subject: RE: Extension of Time request - Tudor Close - Reference FG/46/20/PL

The application was not entered for June Committee. It is currently being debated between myself and my line managers. I will contact you once these discussions have resulted in us taking a view regarding the application.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 12 June 2020 10:56
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Huw James [REDACTED]
Subject: RE: Extension of Time request - Tudor Close - Reference FG/46/20/PL

Dear Andrew,

Please could you clarify why the application is not able to go to Planning Committee on 24th June 2020?

It is really disappointing that we still have not received your comments on this application. These were promised a week ago and then again yesterday/today.

I look forward to hearing from you.

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 11 June 2020 11:50

To: Rebecca Hoad [REDACTED]
Subject: Extension of Time request - Tudor Close - Reference FG/46/20/PL

Ms. Hoad,

Could I request an extension of time for this application until 31st July 2020 to allow for the application to be heard at planning committee of 29th July. Please confirm by return of email. I will be addressing the application next week as a result of this delay and will contact you then.

Thank you,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
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From: Rebecca Hoad [REDACTED]
Sent: 05 June 2020 15:03
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Subject: RE: P1656 Tudor Close - Reference FG/46/20/PL
Importance: High

Andrew,

Please could you advise what you will be writing the application up for? Will it be recommended for approval or refusal?

Also will the application be going to Planning Committee or determined under delegated powers?

Kind Regards,

**Rebecca Hoad MSc Town Planning
Planner**

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From: Andrew Wood <Andrew.Wood@arun.gov.uk>
Sent: 05 June 2020 15:02

To: Rebecca Hoad [REDACTED]
Subject: RE: P1656 Tudor Close - Reference FG/46/20/PL

I do apologise, I am writing up your application next week. I hope to talk with you on Thursday or Friday 11th or 12th June for an update.

Kind regards,

Andrew Wood

Andrew Wood MRTPI | Senior Planning Officer, Planning Department, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37768 | External: +44 (0) 1903 737768 | E-mail: andrew.wood@arun.gov.uk

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From: Rebecca Hoad [REDACTED]
Sent: 05 June 2020 09:33
To: Andrew Wood <Andrew.Wood@arun.gov.uk>
Cc: Huw James [REDACTED]
Subject: RE: P1656 Tudor Close - Reference FG/46/20/PL
Importance: High

Dear Andrew,

It is really disappointing that we did not receive your thoughts and recommendation on the application at The Tudor Close yesterday, as promised.

Please could you issue these to us as a matter of urgency, by close-of-play today?

Kind Regards,

Rebecca Hoad MSc Town Planning
Planner

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From: Rebecca Hoad
Sent: 28 May 2020 14:39
To: Andrew Wood <Andrew.Wood@arun.gov.uk>

Cc: Huw James [REDACTED]
Subject: P1656 Tudor Close - Reference FG/46/20/PL

Dear Andrew,

Further to our telephone conversation yesterday and ahead of receiving your formal comments on the application by next Thursday (4th May 2020), please find attached a formal notice letter which has been received from the current operators of The Tudor Close.

The attached letter demonstrates that the current operators can no longer operate viably and have had to give up the tenancy. The Tudor Close will therefore remain shut, regardless of the Covid-19 outbreak.

We would request that this letter is considered in the determination of this application and look forward to receiving your comments next week. Please note that we have redacted the current operators signature from the letter.

If you have any queries or require further information then please do not hesitate to contact either myself or Huw.

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