

[REDACTED]

From: Richard Stefanski [REDACTED]
Sent: 10 August 2020 08:48
To: Daun Johnson <Daun.Johnson@arun.gov.uk>
Cc: Colin Langridge [REDACTED]
Subject: FW: Strip of Land Behind No's 3 and 2 Midacre Close

Dear Daun

See attached and below.

Regards

Richard

From: Colin Langridge [REDACTED]
Sent: Wednesday, July 29, 2020 10:20 AM
To: Richard Stefanski [REDACTED]
Subject: Strip of Land Behind No's 3 and 2 Midacre Close

Hello Richard,

Thank you for taking the call and your fast pick up on the issue.

As background, below are the contents of mail received last night from Rosemarie Dannatt. I have turned them into Italics. There is no specific information requested.

I also attach the original planning application. "Rose FP-54-01" from 2001. The latest title deed, "NEW official copy." This was updated with the latest ordnance survey data as of March this year. Furthermore, I attach the setting out dimensions from the surveyor.

If required, I also have a letter from the golf club saying no issue and we are welcome to use their car park to do the work. Mum and Dad were neighbours for over 40 years and the relationship has been good. They are signing an agreement drawn up by the quantity surveyor saying that they agree to the fence line and the loss of their use of this strip as a car park. If you think that these can in anyway help, I am more than happy to forward them but would like to ask the Golf clubs permission first. I have no doubt that they would say yes.

The change of use has had no impact on the clubs car park. The row of cars that was next to the old fence are now next to the new fence and no changes to other parking areas have been made. The arial photo is from 2002. The photo with just one car is 2018 and the latest shows a row of cars next to the new fence. Finally the satellite image shows how the car park is used. There has been no change to that use.

I have correspondence from 2006 informing the golf club that the lad is my Mum and Dads together with other stuff going back to the original purchase of that development land that is now Midacre Close in 1988. This includes a copy of the first registered title plan.

Hope his helps, more than happy to provide anything that assists



With many thanks for grabbing this and my best wishes to you

Colin

On 28 Jul 2020, at 17:37, Rosemarie Dannatt <Rosemarie.Dannatt@arun.gov.uk> wrote:

Dear Colin,

I write further to recent correspondence concerning works underway on the above land which you have explained was previously in use by Bognor Regis Golf Club. The land is in your ownership.

I attach to this e-mail for your information, detail copied from the microfiche relating to planning permission ref. FP/54/01 which granted permission for the 3 dwellings. The site plan appears to show the NE corner of the land the subject of the permission as roughly in line with the NW corner of 1 Shirley Drive. Aerial photos show the dwellings as built broadly within that land denoted in the site plan though this is not clear.

The new Land Registry document Title WSX256033 which you have supplied, shows 6 areas of land. Areas 1 and 2 are I understand proposed for use as garden land associated with no. 3 only. It is not immediately apparent that the strip of land the subject of the current works was approved as garden land from the site plan of the planning permission. This strip of land is shown in the above plan and shows the dimensions of the strip of land which are the subject of the works underway. You have advised that some stone has been scraped back from the land used for car parking; fences are to be put up to enclose the land.

I have discussed the above with my manager. Whether or not the strip of land was previously approved for use as garden land in connection with the dwellings approved, I have to advise that planning permission is now required for the new use proposed, in view of the length of time the land has been used for car parking,.

Without prejudice to the decision to be taken on the application received, I invite you to submit an application to change the use of the land to garden land for use in connection with 3 Mid Acre Close. The relevant application forms, together with guidance notes and information regarding fees are available via the Planning Portal www.planningportal.gov.uk. A Full Planning Application will be required; guidance notes together with information concerning the fees is available via that link. Information is also available via Arun District Council's website here: <https://www.arun.gov.uk/making-a-planning-application> Until further notice, due to the Coronavirus,

Arun District Council is unable to accept **PAPER** planning applications, comments on planning applications, compliance complaints or forms relating to the Community Infrastructure Levy (CIL) as all staff are now working from home. Planning applications must be made electronically via the planning portal. I have to advise that if you continue with this development prior to the determination of the application then you do so entirely at your own risk. The application forms should be submitted within 6 weeks of the date of this letter.

Following my departure on Friday, should you wish to discuss any aspect of the above, you can contact Daniel Vick – 01903 737771, daniel.vick@arun.gov.uk Keep in touch with Daniel should you incur any delay.

I am working this evening until at least 7p.m. should you need to contact me; I will start again in the morning at about 09.30. If you leave me a message I can call you. I am aware from our correspondence that the planning position has come as a surprise to you. I hope that the above is of assistance and trust that you are able to navigate your way through what is required. Further help is available on 01903 737756 from the Planning Tech. Support Section.

I send you my best wishes and thank you for all the information you have provided to me to assist with my enquiry.

Rose Dannatt

Rosemarie Dannatt
Senior Planner Compliance, Place







