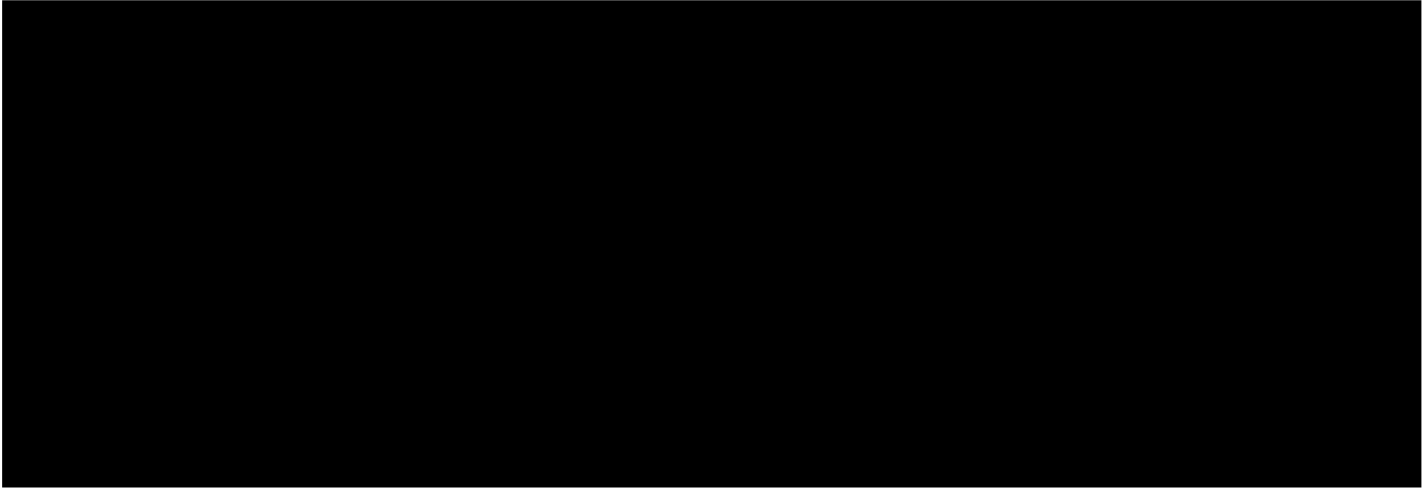




Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37510 | External: +44 (0) 1903 737510 | E-mail: maria.tomalova@arun.gov.uk



Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: Katie Kurek [REDACTED]
Sent: 06 February 2020 10:34
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: FW: FP/258/19 - 107 Felpham Way Bognor Regis

FYI..

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner

County Highways Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council

Pronouns: She/Her



BE IN YOUR COLLEAGUE'S CORNER

1 in 4 of us will experience mental health problems this year.
If a team mate is acting differently, step in.



time to c
let's end mental health

From: Claire Singer

Sent: 06 February 2020 09:22

To: Katie Kurek

Subject: RE: FP/258/19 - 107 Felpham Way Bognor Regis

Dear Katie,

I note that you have stated on the Planning Application that we will further comment on the extent of their planning application.

I would wish to reiterate to the applicant that the easement reserved by a Conveyance dated 22 October 1938 for land in ownership of West Sussex County Council grants only a right of way over this land. It is noted that the submitted application extends beyond the applicant's own title and includes a proposal to create 3 parking spaces and bike store on the land in West Sussex County Council's ownership. The applicant should therefore be directed to contact West Sussex County Council's Valuations & Estates team on email

[REDACTED] to formally request permission from the County Council to use the County Council's land in this way, and that, furthermore, consent cannot be assumed to be forthcoming.

Kind regards

Claire Singer

Claire Singer | Estates Surveyor, Property & Assets, West Sussex County Council | Location: 2nd Floor, Northleigh, Tower Street, Chichester, PO19 1RF

From: Sally Adams [REDACTED] **On Behalf Of** Valuations and Estates Management

Sent: 03 February 2020 17:26

To: Katie Kurek [REDACTED] Valuations and Estates Management

[REDACTED]
Subject: RE: FP/258/19 - 107 Felpham Way Bognor Regis

Thanks Katie,

Just to try and clarify further, anyone can make a planning application including land they do not own or control -- so they are not doing anything illegal in including the area, although the applicants should have served a notice on

WSSC as owner to notify them they are making the application. It looks as if they have said that they advised WSSC Highways but I haven't seen the notice.

As far as our records show, the applicants do not have legal right to use the frontage land or occupy it, so if the application were to be approved they would not be able to use the land without acquiring rights to do so and so in implementing the use, they could potentially be in breach of the planning approval, were WSSC to stop them from using the land for parking.

Arun should be advised that the applicants have included land in their application which they do not have the legal right to park on.

I will ask Claire in my team to inspect the site and we will make contact with the applicants direct to make our position clear as landowner.

Regards
Sally

Sally Adams | Valuation and Estates Manager, Asset Management and Estates, Resources, West Sussex County Council |
Location: 2nd Floor, Northleigh, Tower Street, Chichester, PO19 1RF.

From: Katie Kurek
Sent: 30 January 2020 11:08
To: Valuations and Estates Management
Subject: RE: FP/258/19 - 107 Felpham Way Bognor Regis

Hi Sally

Thanks for your email, the application details can be found on Arun District Councils planning portal using the above reference number (FP/258/19)

<https://www.arun.gov.uk/weekly-lists>

I am a bit confused by your email – are they allowed to include the parking spaces within the proposal? I have asked them for further information anyway because the layout of the spaces is not ideal but it would be useful to know for certain whether they are allowed to propose this within the red edge boundary so I can advise Arun D.C. accordingly

Thanks,

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner
County Highways Team – Planning Services – Economy, Planning and Place Directorate
West Sussex County Council

BE IN YOUR COLLEAGUE'S CORNER

1 in 4 of us will experience mental health problems this year.
If a team mate is acting differently, step in.



time to talk
let's end mental health stigma

From: Sally Adams **On Behalf Of** Valuations and Estates Management
Sent: 29 January 2020 18:10
To: Katie Kurek

Cc: Nicola Tildesley; Carol Rigler; Valuations and Estates Management
Subject: RE: FP/258/19 - 107 Felpham Way Bognor Regis

Hi Katie,

Thank you for alerting us to this.

Legally there is nothing to prevent the applicants including the land in a planning application but legally (according to the title) they have no right to park on the land and they should have served WSCC as landowner with a formal no 1 notice (which we haven't seen).

Maybe they intend to claim adverse possession but it would be our stance that if they wish to use the land for parking they will need to either purchase or lease the land from WSCC, subject to clarification from WSCC Highways that the land is considered surplus to their future road improvement requirements.

Are you able to send through plans of the proposed development or a link to the planning application, please.

Claire, is there any chance you could take a drive by this property and check whether the land is enclosed and currently being used for car parking.

Nicki, are you able to pass on the deeds to Claire and also obtain a copy of the title of the adjoining no 107, please.

Thanks

Sally

Sally Adams | Valuation and Estates Manager, Asset Management and Estates, Resources, West Sussex County Council |
Location: 2nd Floor, Northleigh, Tower Street, Chichester, PO19 1RF.

From: Nicola Tildesley
Sent: 29 January 2020 10:19
To: Valuations and Estates Management
Cc: Katie Kurek; Carol Rigler
Subject: FW: FP/258/19 - 107 Felpham Way Bognor Regis

Morning team,

Please see below a request regarding a piece of our ownership at 107 Felpham Way.

The piece of land in question was purchased on 22nd October 1938 for road improvement purposes, which haven't happened. This piece of land remains in our ownership and according to the Conveyance, which I have with me, the vendors and their successors retain a right of way over the land.

Could someone please respond to Katie to let her know our comments regarding the planning application to put parking spaces on this land.

Thanks.

Nicki

Nicki Tildesley | Team Leader, Land and Property Information, West Sussex County Council

Location: Property & Assets Directorate, Resource Services Department, 2nd Floor,
Northleigh, Tower Street, Chichester, West Sussex, PO19 1RF



From: Nicola Tildesley
Sent: 28 January 2020 09:05
To: Katie Kurek; Carol Rigler
Subject: RE: FP/258/19 - 107 Felpham Way Bognor Regis

Morning Katie,

Just to let you know, I've ordered the deeds for this piece of land so I can see if there's anything in there that might help. They should be with me tomorrow, but if we were to allow it, I think my colleagues in our Valuation team would at least want some sort of licence to carry out the works, but I'll have to check with them once I've seen what's already agreed.

Thanks.

Nicki

Nicki Tildesley | Team Leader, Land and Property Information, West Sussex County Council

Location: Property & Assets Directorate, Resource Services Department, 2nd Floor,
Northleigh, Tower Street, Chichester, West Sussex, PO19 1RF

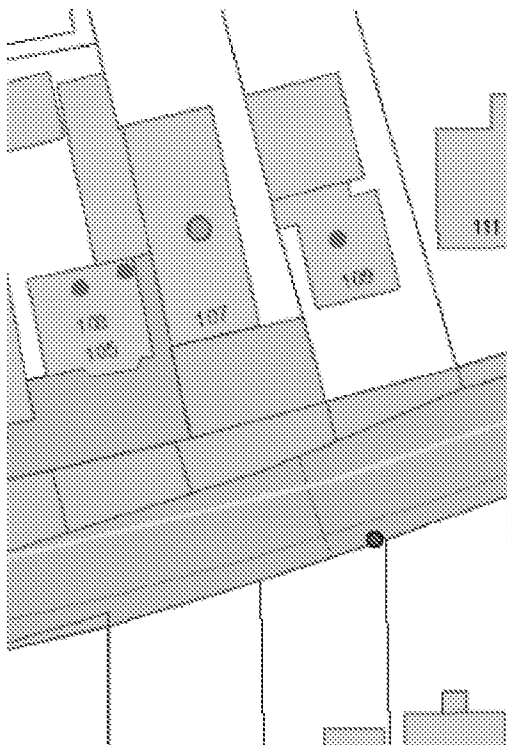


From: Katie Kurek
Sent: 27 January 2020 17:26
To: Nicola Tildesley; Carol Rigler
Subject: FP/258/19 - 107 Felpham Way Bognor Regis

Hi Both

Carol – as discussed

Nicola – I am looking at a mixed-use development at this address and the forecourt is owned by WSCC (freehold). I wondered if you could advise from a Property perspective whether they can therefore include this land within the red edge of the planning application site. They are proposing 3 x car parking spaces on this land for the development however I am unclear whether they are allowed to propose this with the land being owned by WSCC (apparently the client has a right of access over this land).



Many thanks for any advice you can give

Kind regards,

Miss Katie Kurek | BA (Hons) MCIHT | Assistant Planner

County Highways Team – Planning Services - Economy, Planning and Place Directorate
West Sussex County Council



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