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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 01 May 2020 15:23

To: Planning.Responses <Planning.Responses@arun.gov.uk>

Subject: FW: FP/258/19/PL - 107 Felpham Way

Please upload the below to the above application. Confirmation of an EoT.

Thank you

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



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From: Matthew Pickup [REDACTED]

Sent: 01 May 2020 13:50

To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: FP/258/19/PL - 107 Felpham Way

Hi Maria,

Many thanks for your email.

My client agrees to an extension of time for the consideration of this application until 26th June 2020.

Kind Regards,

Matt

Matthew R. Pickup MRTPI
Chartered Town Planner

Pickup Town Planning
57 Sea View Road
PORTSMOUTH
Hampshire
PO6 1EW

www.ptplan.co.uk

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 01 May 2020 10:37
To: Matthew Pickup [REDACTED]
Subject: RE: FP/258/19/PL - 107 Felpham Way

Hi Matthew,

I am rather surprised.

The clerk sent me an email asking me for a clarification and I have explained him the stand of Highways and our Parking Standards. I am sorry for that.

The next Planning Committee will be on 24th June and therefore I would like to ask you for an extension of time on 26th June.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Matthew Pickup [REDACTED]
Sent: 01 May 2020 09:47
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: FP/258/19/PL - 107 Felpham Way
Importance: High

Hi Maria,

You will by now have seen the latest objection to the above application from Felpham Parish Council (attached). The Parish Council "do not accept the Lambeth survey as suitable mitigation." The parking survey identified an average of 81 available on-street parking spaces within 200m of the site – 31 on Felpham Road. The comments of the PC seem barely credible!

This is really, really frustrating and is threatening the long term future of my clients business.

Please could you advise me when this application will now be presented to the Council's Planning Committee?

Kind Regards,

Matthew

Matthew R. Pickup MRTPI
Chartered Town Planner

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From: Matthew Pickup [REDACTED]
Sent: 15 April 2020 11:44
To: 'Maria Tomalova' <Maria.Tomalova@arun.gov.uk>
Subject: RE: FP/258/19/PL - 107 Felpham Way

That's fine Maria. Revised description below.

"Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1/A2/B1 or as a clinic or health centre within Class D1 (and for no other purposes within Class D1) or as a Sui-Generis Beauty Therapist/Nail Bar & 3 No. Flats together with secure cycle & refuse storage facilities (resubmission following FP/32/19/PL)."

Kind Regards,

Matt

Matthew R. Pickup MRTPI
Chartered Town Planner

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57 Sea View Road
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[REDACTED]

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 15 April 2020 11:40
To: Matthew Pickup [REDACTED]
Subject: RE: FP/258/19/PL - 107 Felpham Way

Matthew,

I would correct the description removing the provision of 3 parking spaces

Highways comments: 'Amended plans have been received which indicate a revised arrangement of nil car parking provision on the WSCC owned forecourt.'

I can't see any other option on the site.

Kind regards

Maria

Maria Tomalova | Senior Planning Officer, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Matthew Pickup [REDACTED]
Sent: 15 April 2020 09:41
To: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Cc: Joanne Lewis <Joanne.Lewis@arun.gov.uk>; 'sally reeves' [REDACTED]
Subject: RE: FP/258/19/PL - 107 Felpham Way

Hi Maria,

Please find attached an email I sent to your colleague on 27/01/2020 which you were copied in to. We also spoke about this on your return to the office from holiday on 13th February.

Joanne had raised the issue of a potential conflict between noise from the proposed flexible use unit and the residential units. Joanne was concerned about potential noise from B1 and B8 uses as well as some uses that fell within Class D1. Additionally, there was a misunderstanding as to what the proposed sui generis uses would be.

In my email to Joanne (I copied you in to this) I clarified what the definition of Class B1 was (i.e. a use that could be carried out in a residential area). I also agreed to remove Class B8 (storage and distribution) from the description and limit the uses within Class D1 to "as a clinic or health centre only". I also clarified that a Beauty Therapist/Nail Bar use didn't fall within Class A1 (shop) but was sui generis (in a class of its own).

I therefore suggested that the description of the application was changed to reflect this and that the following condition was imposed on the planning permission:

"The proposed flexible use commercial unit shall only be used for any of the following purposes:

- Any use/business within Use Class A1
- Any use/business within Use Class A2
- Any use/business within Use Class B1
- A health centre or clinic and no other uses within Class D1
- Specifically a beauty therapist or nail bar only (Sui Generis)

Reason: To provide clarity regarding which uses the property can lawfully change to under this approval."

The reason for seeking a flexible use of this unit was to ensure it remained occupied without long periods of vacancy between the end of one tenancy and the start of the next. The attached PDF is for a similar mixed use scheme that I was involved in in Chichester District. Please refer to condition 4 attached to this permission.

If you consider that you can impose the above planning condition I would propose that the description of the development is changed as follows:

“Conversion, alteration & extension to provide 1 No. Class A1 Shop Unit, 1 No. Flexible Use Commercial Unit Use Classes A1/A2/B1 or as a clinic or health centre within Class D1 (and for no other purposes within Class D1) or as a Sui-Generis Beauty Therapist/Nail Bar & 3 No. Flats together with 3 No. vehicle parking spaces & secure cycle & refuse storage facilities (resubmission following FP/32/19/PL).”

I’m not really sure it would be appropriate to control the hours of use of this unit. All of the proposed uses can be carried out in a residential area – we are not applying for anything that would cause noise and disturbance? The uses either side are in mixed uses (commercial and residential) and I don’t think their hours of operation are restricted?

If you have any queries please don’t hesitate to call me.

Kind Regards,

Matthew

Matthew R. Pickup MRTPI
Chartered Town Planner

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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>

Sent: 14 April 2020 19:10

To: Matthew Pickup [REDACTED]

Subject: 107 Felpham Way

Matthew,

This is not my position to be involved in your communication with Parish Council.

I have meanwhile checked all emails (hard job).

You were repeating that the description of the proposal is not correct one.
But this is what you described in your application form.

Are you changing the uses? I haven't seen any in the email to Environmental health Officer.
It would be helpful if you were precise in your proposed uses following Health Officer objection
And suggest reasonable opening hours.
With regards to the position of these 'flexible uses' with a residential above it should be said what is
going to be there.
I am waiting for your suggestion how to describe the proposed uses.

Kind regards

Maria

Environmental Health Officer objected proposed uses, however I have seen only your email
sent to her but not her response.

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