

From: Amanda Scholes on behalf of Planning.Responses
Sent: 22 July 2020 09:57
To: Planning Scanning
Subject: FW: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB
Attachments: 2020-6108-002 Rev A.pdf; 2019-6108-001 Rev A.pdf
Importance: High

Amanda Scholes | Receptionist, Department, Arun District Council | Location: Ground Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37736 | External: +44 (0) 1903 737500 ext 37736 | E-mail: amanda.scholes@arun.gov.uk



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Save the environment - think before you print.

From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 22 July 2020 09:54
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB
Importance: High

Please upload the below and attached to the above application.
Further information from applicant.

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: 22 July 2020 09:44
To: Daniel Vick <Daniel.Vick@arun.gov.uk>
Cc: 'sally reeves' [REDACTED] Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Subject: RE: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB
Importance: High

Dear Mr Vick,

I understand, having watched last month's Planning Committee online, that Members resolved to defer a decision on the application in order to request the applicant increase the amount of land within the red line to provide vehicle parking.

I have discussed this matter at length with the applicant. Whilst he appreciates the Committee giving him the opportunity to consider enlarging the red lined site to the north he is reluctant to do so for a number of reasons.

Firstly, it is clear that the front forecourt will still be available for vehicles to park on. The ownership of this land was transferred from The Portsea Island Mutual Cooperative Society (the sites previous owners) to West Sussex County Council in 1938 for a road widening scheme that never happened. The forecourt has been used for parking purposes ever since. The Conveyancing document from 1938 states that "the Society and its successors in title and all persons authorised by the Society a right of way for all purposes to and from the adjoining property of the Society to the said public road over and along the property hereby conveyed..." Consequently, as successors in title, the future occupiers of the proposed development will also have "a right of way" across this land "for all purposes". Given that no one is known to have been challenged for parking a vehicle in the forecourt since 1938 it seems highly likely that that future occupiers and their visitors would also be able to park here. So whilst the applicant does not own the front forecourt it is apparent that this land will remain available for the convenience of the site's future occupiers.

In order to alleviate Members concerns regarding highway safety the applicants Highway consultants have provided a drawing which demonstrates vehicle turning can be achieved safely within the site. As can be seen from the attached drawings, it is possible for two cars to park within the forecourt, turn and leave in a forward gear. It is also the case that vehicles already cross and recross the pavement immediately in front of the application site, at the chip shop next door as well as all the other commercial premises along this side of the road which also have forecourt parking. As such, it is considered unlikely that the proposed scheme would change the existing situation significantly.

Members expressed concerns regarding a potential increased number of vehicles seeking access to the site due to the change from 1 large convenience store to 2 smaller commercial units and three flats. It will be seen at paragraph 5.4.2 of the submitted Transport Statement that Brightplan, the highways consultants, have stated "The TRICS assessment suggests that proposed development would result in a decrease of 6 daily two-way vehicle movements across the day. During the AM peak hour (8:00 – 9:00) the assessment identifies there would be 1 additional departure. During the P< peak hour (17:00-18:00) the assessment identifies that there would be 1 less departure." [My underlining].

It should also be noted that the Highway Authority accepted these findings and did not object to the application on highways safety grounds.

Secondly, in order to achieve access to land at the north end of the site it would be necessary to drive along the side access – passing close by to the entrances to the flats and flexible use unit. This would be potentially unsafe and would also cause noise and disturbance to future occupiers as well as occupiers of the adjacent 4 dwellings at 109 Felpham Way. It would also necessitate the proposed refuse and cycle parking stores to be relocated elsewhere. It should also be noted that it is not possible to gain access to the site from Flax Mean, to the north, as this is a private road. The applicant does not currently have a right of access on to his land from Flax Mean.

Furthermore, the applicant would like to reiterate that, when surveyed, there were found to be an average of 81 available parking spaces on local roads within 200m of the application site. It is also noted that no individual "parking objections" have been received from Felpham residents. Members inferred that the proposed development was contrary to the guidance in the Council's new Parking SPD. However, I would like to refer you to "Principle 1" of the SPD which states:

"2.13 If parking could reasonably be expected to take place in existing streets, then it will be necessary to demonstrate through a parking capacity survey that there is sufficient capacity to accommodate the expected parking demand."

I would be grateful if these extra points could be taken into account and respectfully request that members grant planning permission for a very sustainable mixed use scheme.

It should be noted that the Government is encouraging mixed use development in urban areas where people can live close to their work place in a sustainable locations. Additionally, it is highly unlikely that the existing very large shop unit will ever be occupied in its current form. The building is too large as a local convenience store and is unable to compete with the nearby Tesco and Sainsbury's superstores. The two smaller commercial units are more likely to be occupied by local businesses due to both their size and flexibility of use. This, it is hoped, would help bring a bit of vibrancy and vitality back to this part of the Felpham Way local parade of shops.

Finally, I would add that my client is a local builder who has suffered significantly from the current Covid-19 pandemic. This development would enable him to start work again, employing local people and delivering new homes to meet the identified shortfall within the District.

It is respectfully requested therefore, that officers report this information to members of the committee before this application is determined. My client asks that the Planning Committee determines this application today.

Many thanks for your help.

Kind Regards

Matthew R. Pickup MRTPI
Chartered Town Planner

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

www.ptplan.co.uk

**** PLEASE NOTE THIS OFFICE WILL BE CLOSED FROM MONDAY 20TH JULY AND WILL REOPEN ON TUESDAY 28TH JULY 2020 ****

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From: Daniel Vick <Daniel.Vick@arun.gov.uk>

Sent: 21 July 2020 10:18

To: Matthew Pickup [REDACTED]

Subject: RE: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB

Mr Pickup,

If you put the reasons in writing by end of tomorrow we can report it as a written update.

Daniel Vick

Team Leader, Development Control

T: 01903 737771

E: daniel.vick@arun.gov.uk

Arun District Council, Civic Centre, Malltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Matthew Pickup [REDACTED]

Sent: 21 July 2020 09:34

To: Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: Fwd: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB

Dear Daniel,

This email is for your information. My previous email to you appears to have bounced back.

Kind Regards,

Matthew

----- Original Message -----

From: Matthew Pickup [REDACTED]

To: Sue Bowley <Sue.Bowley@arun.gov.uk>, Maria Tomalova <Maria.Tomalova@arun.gov.uk>, dan.vick@arun.gov.uk

Cc: [REDACTED]

Date: 21 July 2020 at 09:20

Subject: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB

Dear Mrs Bowley,

To be honest I am completely shocked by your response. This does not seem to be fair or reasonable.

I cannot believe that I was not made aware, by one of your officers, that it would not be possible for me to provide a written response to the committee after the application was deferred last time round.

Presumably I can speak with an officer so that he/she can explain to the committee the reasons for my clients response to the deferment?

Kind Regards,

Matthew

On 20 July 2020 at 09:18 Sue Bowley <Sue.Bowley@arun.gov.uk> wrote:

Dear Mr Pickup

Thank you for your email.

Unfortunately, we do not accept written submissions/public speaking on deferred items. I am therefore unable to register your details.

Kind Regards

Sue Bowley

PA to Director of Place & Group Heads



T: 01903 737533

E: sue.bowley@arun.gov.uk

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From: Matthew Pickup [REDACTED]
Sent: 17 July 2020 17:04

To: Sue Bowley <Sue.Bowley@arun.gov.uk>

Subject: RE: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB

Dear Mrs Bowley,

You may remember me from the last month?

I am the agent for the planning application FP/258/19/PL which was presented as item 12 to the Planning Committee meeting of on Wednesday 24th June. You may recall that I was late in applying to make a virtual presentation that would be read out to the committee by one of your officers.

I understand that the application is to be represented to committee on Wednesday 29th July, after a decision was deferred last time round. Please would it be possible to put my name on the list as wanting to have my deputation read out to committee? I would normally have waited to receive a letter from you asking me if I wanted to make representations but haven't so far received one.

I am on holiday from this evening onwards until 28th July and, although I will check email occasionally, don't want to miss out again!

I hope you can help me.

Kind Regards,

Matthew

Matthew R. Pickup MRTPI

Chartered Town Planner

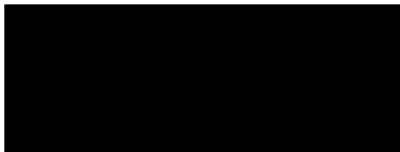
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From: Sue Bowley <Sue.Bowley@arun.gov.uk>

Sent: 22 June 2020 14:16

To: [REDACTED]

Subject: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB

Importance: High

Dear Mr Pickup

Thank you for your email.

Unfortunately, further to our telephone conversation and for the reasons discussed, I am not able to submit this deputation to be read out at Development Control Committee on 24 June 2020.

I can confirm that there are no statements being read out at DCC on application FP/258/19/PL and will ensure that your comments with regards to the clarity of the invitations offering the opportunity to send in representations at DCC going forward are fed through to the appropriate officers

Kind Regards

Sue Bowley

PA to Director of Place & Group Heads



T: 01903 737533

E: sue.bowley@arun.gov.uk

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From: Matthew Pickup [REDACTED]
Sent: 22 June 2020 12:24
To: Planning <Planning@arun.gov.uk>
Cc: Maria Tomalova <Maria.Tomalova@arun.gov.uk>; [REDACTED]

Subject: Agenda Item 12 - FP/258/19/PL - 107 Felpham Way, Felpham PO22 8QB
Importance: High

Dear Planning,

Please could I ask that the attached deputation is read out in support of application FP/258/19/PL on Wednesday 24th June?

Please could you advise me how to watch this online?

Many thanks for your help.

Kind Regards,

Matthew R. Pickup MRTPI

Chartered Town Planner

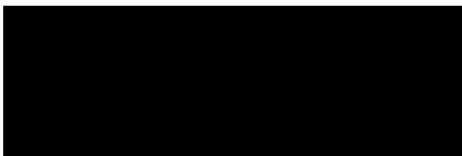
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