

Lynnyrd Wolfe

From: Simon Davis
Sent: 11 June 2019 12:29
To: Planning.Responses
Cc: Conservation Officer
Subject: FW: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham
Attachments: Heritage Statement Rev 1.pdf

Please see Action Sheet

Martyn - FYI

Kind Regards

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From: stewart morris [redacted]
Sent: 03 June 2019 13:07
To: Simon Davis [redacted]
Subject: RE: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham

Hello Simon,

I have attached a revised heritage statement which I hope you will find acceptable. I'm not really sure what else I can add that isn't already known or included in the application. I have referred to the WSCC Historic Environment Records but can find no further reference to the Malt house. Please let me know if there is anything else I can add that would help with the application?

I can confirm that the rear bedroom of the 64m2 cottage is 11.0m2 and would therefore request that you consider this cottage to be a 3 person dwelling, all as your email.

Best Regards

Stewart Morris

From: Simon Davis [redacted]
Sent: 29 May 2019 11:39
To: stewart morris
Subject: RE: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham

Dear Stewart,

It will be a delegated decision. The decision is predominantly dependant on the views of the Conservation Officer which I have not yet received. However, please also note that the NPPF states at paragraph 189 that

"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation."

The receipt of such an assessment then allows us (the Conservation Officer) to fulfil the other NPPF paragraphs and assess the particular significance of any heritage asset that may be affected by a proposal. Current advice from the Group Head of Planning is to refuse applications where no heritage assessment has been provided. I appreciate that you have provided a heritage statement but I do not consider it to be robust enough to meet the requirements. I am sorry not to bring this up before but this is a fairly recent directive from our Head of Planning following a judicial review of a permission on one of our strategic development sites. Please can you therefore provide a more detailed assessment in accordance with para 189.

I also have a slight concern regarding space standards in that both flats are shown as having 2 double bedrooms but one of them is only 64m² in area. The required standard for a 2 bedroom, 4 person dwelling is 70m². However, can you confirm the actual size of the bedrooms as it may be the case that if a bedroom is less than 11.5m² in area then for the purposes of the standards it is treated as a single. Two bedroom, 3 person dwellings require only 61m².

Kind Regards

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From: stewart morris [REDACTED]
Sent: 29 May 2019 11:05
To: S [REDACTED]
Subject: RE: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham

Dear Simon,

Extension of time agreed to 14th June as your email.

Will the decision be going to committee and could you advise if you will be supporting the application?

Thanks
Stewart Morris

From: Simon Davis [REDACTED]
Sent: 29 May 2019 10:49
To: stewart morris
Subject: RE: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham

Dear Stewart,

I am sorry but I am not yet in a position to write up your application. I am away next week and have to write up Committee reports this week for our special meeting on the 27th. I have already allocated time in my calendar to

work on your decision in week commencing 10th June and I would be grateful if we could agree an extension of time until 14th June please.

Kind Regards

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From: stewart morris [REDACTED]
Sent: 29 May 2019 08:43
To: Simon Davis [REDACTED]
Subject: FP/57/19/PL - The Malthouse Restaurant, Waterloo Road, Felpham

Good Morning Mr Davies,

Could you provide an update on the above planning application please as the decision date was pencilled in for 15th May

Regards
Stewart Morris