

From: Anita Gardner
Sent: 24 May 2017 08:20
To: Planning.Responses
Subject: FW: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Please can this e-mail be scanned against F/12/17/NMA as a consultee response

Anita Gardner | Principal Planner, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Fiona Fitzgerald
Sent: 19 April 2017 11:23
To: Anita Gardner
Subject: FW: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Hi Anita,

I responded to Ms Rendle that 1 toilet would be fine from an EH point of view if the covers in the café are only 20 rather than 24, but pointed out your response earlier regarding a non material amendment. This is her response. I haven't replied directly to her as I don't know the answer!

Fiona

From: [REDACTED]
Sent: 19 April 2017 11:19
To: Fiona Fitzgerald
Subject: RE: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Many thanks for your email. It appears that this would require a further delay of 28days to process this application - before I investigate further is that your understanding, and if so, do you know if we can , at our own risk of course, start the works in the meantime ?

Kind Regards

Alice Rendle
Director

Edgcumbes

COFFEE ROASTERS & TEA BLENDERS

Edgcumbe Tea and Coffee Co Ltd

Wicks House, Ford Lane, Arundel, W.SX BN18 0DF

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From: Fiona Fitzgerald [<mailto:Fiona.Fitzgerald@arun.gov.uk>]

Sent: 19 April 2017 09:05

To: Alice Rendle

Subject: RE: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Dear Ms Rendle,

Yes, if you only have 20 covers then 1 toilet would be sufficient.

I would draw your attention to Anita's comment from the email below:

"The planning permission is subject to the approved plans which include the layout and provision of 2 toilets. Should you wish to amend this to one toilet you would need to submit an application for a Non Material Amendment for consideration."

Regards

Fiona

From: [REDACTED]

Sent: 18 April 2017 16:09

To: Fiona Fitzgerald

Cc: Anita Gardner

Subject: RE: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Dear Ms. Fitzgerald

Thank you for your email. I have spoken to our architect who has confirmed that we would be able to reduce the number of covers by 3 to 20, which would then presumably be acceptable under Arun's standards.

(In addition we also have a disabled toilet in the main roastery opposite)

I have emailed Ms Gardner to mention this too.

Kind Regards

Alice Rendle
Director

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From: Fiona Fitzgerald [<mailto:Fiona.Fitzgerald@arun.gov.uk>]

Sent: 18 April 2017 11:22

To: Alice Rendle

Cc: Anita Gardner

Subject: FW: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Dear Ms Rendle,

Please find attached a copy of Arun's Sanitary Provisions. I would still consider from the information that you have provided that you would need to provide two toilets for customer use, one would not be sufficient under Arun's standards.

Regards

Fiona Fitzgerald

From: Anita Gardner
Sent: 18 April 2017 11:02
To: Fiona Fitzgerald
Subject: FW: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Fiona,
Please can you respond to Mrs Rendle regarding the number of toilets required.
Thanks
Anita

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From: Anita Gardner
Sent: 18 April 2017 10:59
To: 'Alice Rendle'
Subject: RE: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Dear Ms Rendle,

I was only in the office one day last week and was not therefore able to consider the contents of your e-mail. With regard to point one it is likely that any such proposal would be considered against similar policies to those which applied to the determination of application. If you would like to receive an informal officer opinion on the likelihood of an application receiving support you will need to submit a pre application enquiry.

I will forward your e-mail to the environmental health officer Fiona Fitzgerald and ask her to respond direct regarding point 2 toilet provision. The planning permission is subject to the approved plans which include the layout and provision of 2 toilets. Should you wish to amend this to one toilet you would need to submit an application for a Non Material Amendment for consideration.

Regarding point 3, you can view County Highways comments on line by searching consultation responses against the above reference. The application was approved subject to the amended plans and condition 5 which states 'No part of the development shall be first occupied until the car parking spaces have been constructed in accordance with the plans hereby approved. These spaces shall thereafter be retained at all times for their designated use.' The parking on the frontage and to the west therefore needs to be provided in accordance with the approved substitute drawing C.07 Rev D.

Regards

Anita Gardner

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From: A [REDACTED]
Sent: 18 April 2017 10:03
To: Anita Gardner

Subject: FW: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Good morning

I am just following up on the email below and wondered if you had had a chance to look at it.

Kind Regards

Alice Rendle
Director

Edgcumbes

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From: Alice Rendle

Sent: 11 April 2017 08:59

To: [REDACTED]

Subject: Re Planning application Re: F/20/16/PL - Conversion of outhouse (B1 Business / B8 Storage & distribution) to form Cafe,

Dear Mrs Gardner

Jeremy Diaper has informed me that our application has been successful which great news! There are a few things that I would like to confirm and clarify with you, if I may:

1. I know that he has been talking to you about our proposed change of use for the offices section to become a training room for customers wishing to learn about coffee, tea and breadmaking. It will have

facilities for making and baking breads and pastries, as well as space for us to conduct a range of 'home enthusiast' courses in tea, coffee, chocolate etc.

I would be grateful for your thoughts on this so we can proceed in the correct manner.

2. We have decided that we would like to offer a single toilet which is suitable for disabled use, rather than two as proposed initially. There are a couple of reasons for this – space is limited and the cost of two would be higher to build and maintain.

Furthermore, I have checked with several high street café locations, many of which have up to 50 covers, and they often offer the single unisex toilet facilities (i.e. Starbucks in Chichester). Nevertheless we do already have a further toilet available in the main warehouse should you consider that 2 are indeed required. I would appreciate your thoughts on this.

3. I would appreciate clarification on the point raised by the County highways indicating the need for alternative parking arrangements to the front of the site. Are you able to clarify or recommend what we need to be doing? We are also required to provide proof of 9 spaces covering customer trips – we have recently provided space for up to 9 cars off the main highway.

I am always happy to discuss on the phone if you prefer, but look forward to hearing from you when convenient.

Kind Regards

Alice Rendle
Director

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