

Anita Gardner

From: Anita Gardner
Sent: 31 March 2011 14:20
To: 'Marti Kallend'
Subject: RE: LU/12/11

*Please withdraw
 application*

*AK
 31/3*

Dear Ms Kallend,

I am arranging for your application to be withdrawn as requested and will be forwarding your e-mail to the Council's Housing Strategy and Enabling Manager, Andy Elder.

Unfortunately, your planning fee cannot be refunded. Work has already been undertaken on the application.

Yours sincerely

Anita Gardner

Principal Planner

From: Marti Kallend [REDACTED]
Sent: 30 March 2011 21:24
To: Anita Gardner
Subject: LU/12/11

Dear Anita

Further to our earlier telephone conversation, I am writing to inform you we would like to stop our planning renewal due to the additional payment required by the council for Affordable Housing. I understand this is not your policy but I have to say I think it is disgusting that the Council can ask for money from people who are trying to better themselves. It seems it would be better if my partner and I were claiming housing benefit but instead we both chose to work and pay our own way. We are certainly not building this house to get rich but merely as a way to try and reduce our mortgage a little as like everyone else we are struggling to pay for the constantly rising living costs. I would be grateful if you could pass this email onto the person responsible for this policy and would love to hear from them as to the reason they feel they are justified to ask for over £2000 as a contribution towards peoples housing who in my opinion cannot be bothered to work and pay for their own housing.

On a separate matter, I appreciate your help and the suggestion you made that we can stop the planning renewal to prevent us from becoming liable for the housing provision. I would also be grateful if you could arrange for the renewal fee we paid to be refunded as we now have to start building our house at a very difficult economic time and will need all the money we have!

Kind regards

Marti Kallend
 5 Bailey Close
 Littlehampton
 West Sussex
 BN17 6SH

31/03/2011

Anita Gardner

From: Marti Kallend [REDACTED]
Sent: 31 March 2011 22:30
To: Anita Gardner
Subject: RE: LU/12/11

Dear Anita

I find this completely unsatisfactory. We should have been advised of this new charge at the time of submitting our planning application as this amount of money would have had a large impact on our decision as to whether to renew our planning. It just seems a very nasty way of the Council trying to get money immorally and as I stated in my previous email we have already been forced into building a year earlier than planned and in very hard economic times so I do not think it is unfair to ask for our renewal fee back.

Although work may have been started on our application, I know from previous experience you would still have further work to complete and therefore our fee of £170 should be spread over the amount of work in total. Therefore I would be grateful if you would refund a proportion of the fee, I would suggest at least half.

Kind regards,

Marti

Subject: RE: LU/12/11
Date: Thu, 31 Mar 2011 14:20:07 +0100
From: Anita.Gardner@arun.gov.uk
 [REDACTED]

Dear Ms Kallend,

I am arranging for your application to be withdrawn as requested and will be forwarding your e-mail to the Council's Housing Strategy and Enabling Manager, Andy Elder.

Unfortunately, your planning fee cannot be refunded. Work has already been undertaken on the application.

Yours sincerely

Anita Gardner
 Principal Planner

From: Marti Kallend [REDACTED]
Sent: 30 March 2011 21:24
To: Anita Gardner
Subject: LU/12/11

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On a separate matter, I appreciate your help and the suggestion you made that we can stop the planning

04/04/2011

renewal to prevent us from becoming liable for the housing provision. I would also be grateful if you could arrange for the renewal fee we paid to be refunded as we now have to start building our house at a very difficult economic time and will need all the money we have!

Kind regards

Marti Kallend
5 Bailey Close
Littlehampton
West Sussex
BN17 6SH


<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 LittlehamptonImportant Notice This e-mail is intended exclusively for the addressee and may contain information that is confidential and/or privileged. If you are not the intended recipient (or authorised to receive it for the addressee), please notify the sender and delete the e-mail immediately; using, copying, or disclosing it to anyone else, is strictly prohibited and may be unlawful. Any views, opinions or options presented are solely those of the author and do not necessarily represent those of Arun District Council. The information in this e-mail may be subject to public disclosure under the Freedom of Information Act 2000, therefore we cannot guarantee that we will not provide the whole or part of this e-mail to a third party. The Council reserves the right to monitor e-mails in accordance with relevant legislation. Whilst outgoing e-mails are checked for viruses, we cannot guarantee this e-mail is virus-free or has not been intercepted or changed and we do not accept liability for any damage caused. Any reference to "e-mail" in this disclaimer includes any attachments.

Daniel Vick

From: Nikolas Antoniou
Sent: 06 April 2011 10:58
To: 'Marti Kallend'
Cc: Daniel Vick; Anita Gardner
Subject: RE: LU/12/11

Dear Ms Kallend

I am sorry that you remain aggrieved at the Council's affordable housing policy. It is applied on every site and to every applicant equally. I cannot answer your question in that you express a personal opinion of the policy.

It is not the Council's responsibility to make an Applicant aware of current planning policy. It is for the Applicant or their appointed Agent to undertake the necessary research and determine what requirements are or are not in place prior to the submission of a planning application at any point in time. The Council also operates a pre-application inquiry service and had you paid the fee for this service an officer would have assessed the proposal and made you aware of the affordable housing requirement. Again, had an approach been made by yourself to the Council or by an agent you would have been made aware of this service.

Unfortunately, your decision to make a planning application without first undertaking any research or indeed appointing an agent to undertake such research has meant that you have incurred the planning application fee which is unrefundable.

I am sorry that the Council cannot issue a refund and I will ensure that the application is withdrawn.

Kind Regards

Nikolas Antoniou MRTPI
Head of Development Control
Arun District Council
Tel: 01903 737799

From: Marti Kallend [REDACTED]
Sent: 04 April 2011 21:24
To: Nikolas Antoniou
Subject: RE: LU/12/11

Nikolas

Thank you for getting back to me. However, you seem quite focused on the fact that I have mistaken the wonderful work of the Affordable Housing Policy. You have stated several times that I would not become liable to the payment until commencement of my build not at the time of renewing my planning which I already understood. However, forgive me if I am mistaken but the only reason I would extend my planning is to build my house and therefore would be liable to the payment, it makes no difference when it is paid, I am angry that we should even be asked for it in the first place. You still haven't answered my question of why if I work hard to better my future, I should also contribute towards people who don't work hard at bettering their own future. Perhaps, if such things weren't in place for people who chose not to work as hard as I do, there would not be as many people in need of "affordable housing"?!

I genuinely feel that before you took my application fee to extend my planning, it was your responsibility to notify me of any changes since my previous planning was granted. In my job, if we didn't act in the best interests of our clients, we wouldn't have any and quite rightly so! You have also stated that the Affordable Housing policy is available on the Council's website but if you have never heard of such a thing, you don't know what to look for. You obviously felt it was your duty to advise me of this policy or you wouldn't have written to me, however I believe this should have happened at the beginning and I should have been given

06/04/2011

the choice as to whether to proceed with the application. To summarise, I do not feel that this issue should be dropped and I still feel I am entitled to request my renewal fee back regardless of how much work you have done as it was taken in such a misleading way.

I have already instructed Mrs Gardner to stop my renewal but please make sure this has been done as I am not sure this is the case from your email.

I look forward to hearing from you.

Kind regards,

Marti

Subject: FW: LU/12/11
 Date: Mon, 4 Apr 2011 15:27:43 +0100
 From: Nikolas.Antoniou@arun.gov.uk
 [REDACTED]
 CC: Anita.Gardner@arun.gov.uk

Dear Ms Kallend

Mrs Gardner has asked if I as Head of Development Control would respond to your exchanges of emails.

Unfortunately, the planning application fee cannot be refunded. I understand that you are dissatisfied but a fee is automatically payable when a planning application is made and indeed much of the fee is absorbed in the administrative setup of the file etc.

The Council's affordable housing policy is publically available on the Council's website. Contributions are required for one unit or more to assist in housing provision within the District. It is not nasty or immoral as you allege but rather seeks to do the opposite to help society as a whole.

I am concerned that you may have misunderstood the affordable housing policy. The £2000 to which you refer is only payable upon the commencement of development. So should your planning application be renewed and you decide to implement the permission or indeed sell the land to a Developer and they implement the permission, it is only at this time that the sum would be payable. It is not payable simply on renewal

The only additional fee at this stage would be a £450 legal administrative fee for the Council's solicitor to prepare the necessary legal agreement to secure the contribution. You do not have to use the Council's solicitor but typically the Council's solicitor tends to be more cost effective than using an outside solicitor. If you do not provide the necessary legal agreement the planning application would be refused due to the lack of a legal mechanism to secure the necessary financial contributions.

To conclude therefore if you decide to withdraw the application unfortunately the planning application fee cannot be refunded. If you decide to continue with the planning application and use the Council's solicitor the above legal fee would be payable but the £2000 to which you refer would not be payable until the commencement of development.

Kind Regards

Nikolas Antoniou MRTPI
Head of Development Control
Arun District Council
Tel: 01903 737799

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

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06/04/2011

Anita Gardner

From: Nikolas Antoniou
Sent: 04 April 2011 15:28
To: [REDACTED]
Cc: Anita Gardner
Subject: FW: LU/12/11

Dear Ms Kallend

Mrs Gardner has asked if I as Head of Development Control would respond to your exchanges of emails.

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Kind Regards

Nikolas Antoniou MRTPI
Head of Development Control
Arun District Council
Tel: 01903 737799

*If no response by
6-4-11 close as
Withdrawn*

05/04/2011

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Miss M V Kallend
5 Bailey Close
LITTLEHAMPTON
West Sussex
BN17 6SH

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex, BN17 5LF
Tel: (01903) 737500
Fax: (01903) 716019
DX: 57406 Littlehampton
Minicom: (01903) 732765
e-mail: planning@arun.gov.uk



18th March 2011

Your Ref:

Our Ref: LU/12/11

Please ask for:
Mrs Gardner
Planning Services
Direct Line: (01903) 737529

Dear Miss Kallend

Proposal: Renewal of unimplemented planning permission LU/127/08 for additional 2 bedroom end of terrace house to the side with rear conservatory

Address: 5 Bailey Close, Littlehampton

I refer to the above development for which Planning Permission is currently being considered by the Local Planning Authority. This letter is to notify you of the Council's affordable housing policy which was approved on 18th August 2010 and officially came into force on that date. Details of the policy can be found on the Council's website: <http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3694>.

The policy relates to all schemes which propose the net gain of one or more housing units for which affordable housing provision is a requirement. Where it is not practical for on-site provision of affordable housing (typically on schemes of ten or less units) the Council will seek financial contributions towards offsite provision by way of a commuted sum secured by a Section 106 Legal Agreement.

Your Planning Application was received by the Council after 18th August 2010 and therefore qualifies for the provision of affordable housing. The commuted payment for the proposal is £1,656.00. Please note that this sum **is not** payable until the commencement of development in the event Planning Permission is granted. In addition to the commuted sum a monitoring fee of £150.00 is payable but again this **is not** payable until the commencement of development.

Cont'd



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 716019
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Miss M V Kallend
5 Bailey Close
Littlehampton
West Sussex
BN17 6SH

Your Ref:
Our Ref : LU/12/11/
Please ask for:
Mrs A Gardner
Direct Dial: 01903 737529

14th February 2011

Dear Miss Kallend

The Town and Country Planning Act 1990 (as amended)

Renewal of unimplemented planning permission LU/127/08 for additional two bedroom end of terrace house to the side of 5 Bailey Close, including rear conservatory.

5 Bailey Close Littlehampton BN17 6SH

Receipt No P86083	Amount: £ 50.00	VAT Number 193 5586 24
Receipt No P86338	Amount: £ 120.00	TOTAL PAID: £ 170.00

Thank you for your recent planning application, which was accepted as a valid application on 14th February 2011. It is being dealt with by Mrs A Gardner who will be able to help you by telephone, should you have any questions. However, I would point out that it will not be possible for you to meet with the case officer unless a prior appointment has been arranged.

This Council is legally obliged to publicise all planning applications received. I would be grateful if you would display the enclosed notice on or near the site for 21 days from the date you receive this letter in a position where it can easily be seen by the general public. A decision cannot be made until 17th March 2011 which is the end of the advertising period.

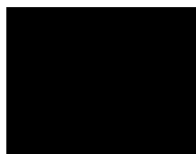
If you have not received a decision by 11th April 2011 and have not agreed in writing to extend this time limit, or been advised that your application is invalid, you are entitled to appeal to the Secretary of State in accordance with the Town and Country Planning Act within 6 months from the date by which the decision should have been made (unless the application has been referred to the Secretary of State by this Council for decision). Appeals must be made on a form which is obtainable from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

Please be aware that some of our correspondence including the Decision Notification will be sent by email if you have provided an email address on your forms. It is therefore important to inform us if your email address changes throughout the course of the application.

This acknowledgement only relates to planning and does not relate to any other legislation which may or may not apply such as Building Regulations. You will need to carry out your own checks to determine whether any other consents or permissions are required. For advice on whether Building Regulations are required please visit the government's website www.planningportal.gov.uk. If you are in any doubt you will need to submit a formal Building Regulations submission.

Please do not hesitate to contact us if you have any queries.

Yours sincerely



MORRIS PALMER LIMITED

Client	ARUN DISTRICT COUNCIL 14 FEB 2011 RECEIVED
Subject	

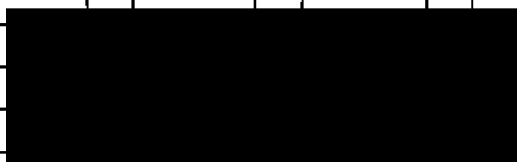
File No.	Ref.
Prepared by	Date / /
Reviewed by	Date / /
Accounting Dates from / / to / /	

Karen

Please find enclosed cheque for remaining balance.

Kind regards,

Martin Kallend
5 Bailey Close
Littlehampton
BN14 6SH



Cont'd

At this stage the only requirement is the provision of a Legal Agreement which will enable the commuted sum and monitoring fee to be secured in the future. The Legal Agreement must be provided within the lifetime of the Planning Application otherwise permission will be refused on the basis that there is no mechanism in place to secure necessary financial contributions. The Council's Legal Section can be instructed to draft the Legal Agreement for which there is an administration fee of £450.00. This fee is payable upon instruction and cheques are to be made payable to Arun District Council. The Council's Planning Solicitor, Delwyn Jones, can be contacted directly on 01903 737737 for instruction. Once drafted Mr Jones will send the Legal Agreement directly to the Applicant(s) to sign and return to the Council.

I trust this information is of assistance to you and should you wish to discuss this matter further, please contact me on the above number.

Yours sincerely

Anita Gardner
Principal Planner

c.c. Delwyn Jones, Planning Solicitor, ADC



Miss M V Kallend
5 Bailey Close
Littlehampton
West Sussex
BN17 6SH

Arun District Council
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Planning & Building Control General
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Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning
Our Ref: LU/12/11/
Your Ref:

Please ask for:
Miss K Garner
01903 737500 Ext 37467

Dear Miss Kallend

18th January 2011

The Town and Country Planning Act 1990 (as amended)
Town and Country Planning Development Management Procedure Order 2010 (as amended)

Renewal of unimplemented planning permission LU/127/08 for additional two bedroom end of terrace house to the side of 5 Bailey Close, including rear conservatory.
5 Bailey Close Littlehampton

Thank you for your recent application which I received on 18th January 2011. It is being dealt with by Miss K Garner who will be able to help you should you have any questions.

I regret that I am unable to accept your documents as a formal application until the following matters have been resolved :-

The fee deposited with your application is incorrect. I suggest it should be £170. This would attract an additional fee of £120. I would be grateful if you would forward this amount to me as soon as possible.

For further guidance or to obtain the documents as required above please refer to our website:
<http://www.arun.gov.uk/cgi-bin/buildpage.pl?mysql=3390>

If you are unable to download the required guidance documents from the web site please contact the above officer who will arrange to post a paper copy to you.

Please provide the above by ^{16th} ~~4th~~ February 2011. If this information is not received by this date, the application will be returned to you as incomplete and you will have to submit a fresh application.

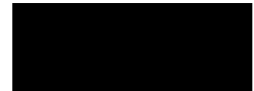
Yours sincerely



Karl Roberts
Assistant Director Planning Services &
Housing Strategy

AG

Miss M Kallend
5 Bailey Close
Littlehampton
West Sussex
BN17 6SH



20th December 2010

Dear Sirs

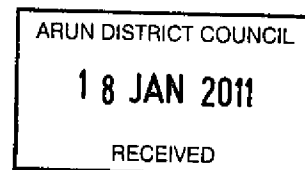
Please find enclosed my planning application to extend the time limit on my previous application. My planning expires in July 2010; therefore I would appreciate if this request to extend the time limit began from then rather than immediately.

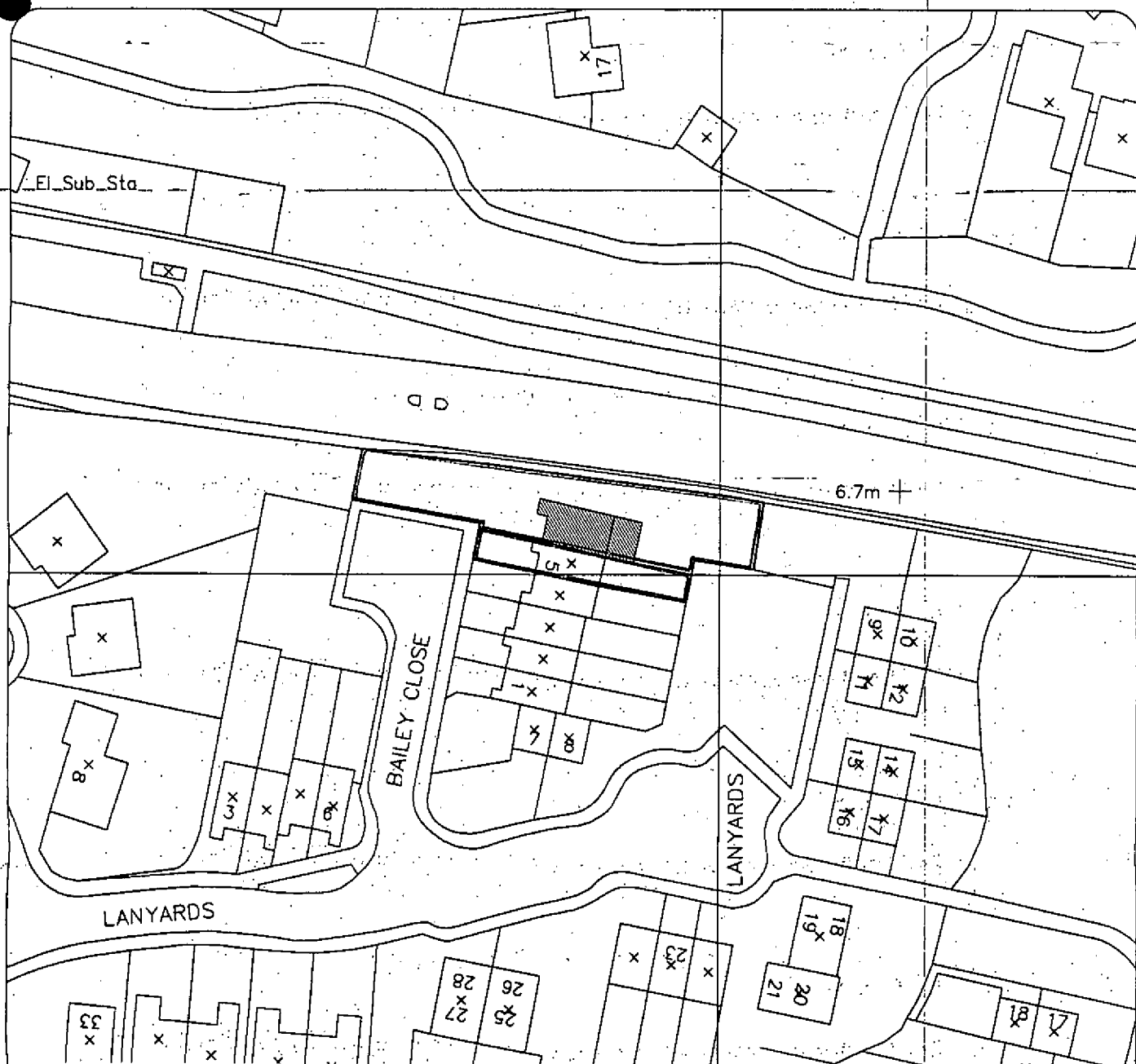
I look forward to hearing from you at your earliest convenience.

Kind regards



Marti Kallend



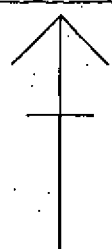


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Metres

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ARUN DISTRICT COUNCIL			
No.	LD	127	08
RECEIVED	14	5	08

Revisions:		
P1	Issued for planning permission	29/04/08

Drawing Notes:	

Client:
Miss M Kelland
5 Bailey Close
Beaumont Park
Littlehampton
West Sussex
BN17 6SH

Drawing Number:	2406-03
Scale:	1 : 500 @ A3
Drawing Title:	Block Plan: Proposed New Dwelling Adjacent to: 5 Bailey Close Beaumont Park Littlehampton

HORIZON DESIGN

Horizon Design Ltd
31 St Botolphs Road
Worthing
West Sussex, BN11 4JB
T: 01903 295565
E: info@horizon-design.co.uk
W: www.horizon-design.co.uk