



From: Amy Myer <Amy.Myer@arun.gov.uk>

Sent: 13 October 2020 10:41

To: Planning.Responses <Planning.Responses@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>

Subject: FW: LU/218/20/PL & LU/219/20/L - Flintstone Centre - WITHDRAWALS

TSU – please can you add the below email to both these case files and label as ‘Agent confirmation of withdrawal of application’

Juan – FYI - I will update Ocella now and add WFS action – withdrawn letter for sign off – please sign these off today

Thanks
Amy

From: Letchford, William 

Sent: 12 October 2020 16:38

To: Amy Myer <Amy.Myer@arun.gov.uk>

Subject: RE: LU/218/20/PL - Flintstone Centre - UPDATE RECOMMENDATION

Thank you for your comments Amy. I will keep these in mind when drafting a new proposal with the school and I will issue you a draft for informal comment.

I can confirm that I would like to withdraw the current application with the intention of resubmitting an amended proposal in the very near future.

Kind regards,

[REDACTED]

Faithful+Gould, member of the SNC-Lavalin Group



From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 12 October 2020 16:01
To: Letchford, William [REDACTED]
Subject: RE: LU/218/20/PL - Flintstone Centre - UPDATE RECOMMENDATION

Hi William

Can you confirm please if you wish to withdraw the current applications (and re-submit) or wish to accept a refusal?
Please confirm by end of today/tomorrow 10am.

Re your queries below, I did discuss this with the Conservation Officer and we cannot provide a definitive height and design that would be acceptable – perhaps nearer the height of a regular (2m) fence and while the black painted metal is not in and of itself the issue maybe a less utilitarian standard design and a more decorative design appropriate to the listed building. Also would need to be set back further from front building line i.e. around line of the side ramp/entrance door. Probably the best thing for you to do is submit a few options to me informally in due course and I can pass them onto the Conservation Officer to take a look and provide comments.

In the meantime though I need to know whether to withdraw or refuse this current scheme.

Kind regards
Amy

From: Letchford, William [REDACTED]
Sent: 12 October 2020 15:26
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: LU/218/20/PL - Flintstone Centre - UPDATE RECOMMENDATION

Good afternoon Amy,

Thank you for the comments provided.

To summarise, it appears that only fencing of a less substantial height will be considered. Are you able to provide a particular fence height that would be more appropriate?

Also, in relation to the fencing that was specified, I gather that the vertical railings will not be suitable for future applications. Is the Council's conservation officer able to offer a more suitable fencing system that would be recommended to reduce the harmful impact of the fencing on the building?

I look forward to hearing back from you.

Kind regards,

William Letchford *BSc (Hons)*
MDC Project Lead
UK & Europe
Engineering, Design & Project Management

[View my profile](#)

Faithful+Gould, member of the SNC-Lavalin Group



From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 12 October 2020 13:42
To: Letchford, William [REDACTED]
Subject: RE: LU/218/20/PL - Flintstone Centre - UPDATE RECOMMENDATION
Importance: High

Dear William,

I have now had chance to discuss the comments with the Council's Conservation Officer (attached) and to review and discuss the application with my Manager, and can provide the following update:

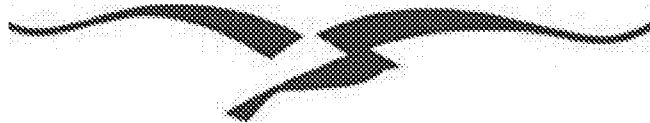
- Due to the siting, height and design of the proposed fencing/gates to the front right hand side of the building (which would be most visible in the street scene) the proposals would have a harmful impact on the significance/setting of the listed building and the character and appearance of the Conservation Area. The Conservation Officer has raised concerns in this regard, and the Council's Conservation Area Advisory Panel have raised an objection on these grounds. NB the sections of fencing and gate and the other sides and rear are considered acceptable (given their limited visibility and existing section of fencing/gate left hand side of building).
- Having balanced the 'less than substantial' harm against any public benefits of the scheme (i.e. security to educational use) we find this harm outweighs the benefits. It is also considered there is likely to be an alternative scheme which could provide the same benefits but have a lesser heritage impact/harm.
- On the basis of the above, unfortunately we would have to recommend refusal of the current applications. You have the opportunity to withdraw the applications – please email me by 10am tomorrow to confirm if you wish to do so. If not, we will draft the reports and issue the decisions by the deadline this Friday 16th Oct.

*NB I have discussed with my Manager of the possibility of you submitting new applications whereby this section of fence/gates is reduced in height, has an amended design, and re-sited set back from the façade/front building line of the building and that this may be acceptable in heritage terms (since this would reduce its visibility and prominence in the street scene, the impact on the listed building's façade, and the existing tree provides some screening).

Please email me to confirm how you wish to proceed,

Kind regards
Amy

Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place



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