Karen Parsons

From: Juan Baeza
Sent: 13 February 2018 09:08
To: Karen Parsons
Subject: FW: LU/298/17/PL 5 Selbourne Place

Please record EOT.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: nataliechuter@gmail.com [redacted]
Sent: 13 February 2018 09:07
To: Juan Baeza
Subject: Re: LU/298/17/PL 5 Selbourne Place

Dear Juan,

I confirm that we will agree to an extension of 20/2/18.
Could we ask for a copy of your report at this stage please?

Kindest Regards
Natalie

Natalie Chuter
Area Manager
[redacted]

On 13 Feb 2018, at 08:52, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

> Dear Natalie
>
> My report is ready to be passed on to sign off. To expedite matters are you able to agree to an extension of time to issue a decision? Can I request the 20th February? I am on leave 15 & 16th so it is hoped that decision can be issued no later than the 20th.
>
> Regards

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From: Natalie Chuter [redacted]
Sent: 12 February 2018 13:38
To: Juan Baeza
Subject: Re: LU/298/17/PL 5 Selbourne Place

Dear Juan,
Thank you, I understand. In that case we are happy to have this as a condition to our planning. As discussed last week, we would much rather have approved with conditions then it drag out any more.
We would be happy to accept this condition.

Kindest Regards,
Natalie

On Mon, Feb 12, 2018 at 12:12 PM, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Natalie

I will await your information. As this will effectively act as the condition I was proposing I can at this stage, once I receive details and drawing, be able to get a comment from highways. This will mean that a final decision will be delayed. Notwithstanding even without it you would not have been able to commence, if consent had been granted, until it had been received and evaluated. This way it will be considered in advance.

Regards

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From: Natalie Chuter [redacted]
Sent: 12 February 2018 11:25

To: Juan Baeza
Subject: Re: LU/298/17/PL 5 Selbourne Place

Hi Juan,

Thank you for getting back to me - we have detailed a response in relation to most of the additional information requested from the highways consultation - I am just literally awaiting revised drawings from our Architect in relation to the onsite parking plan. These will both be sent to you as soon as possible.

Mean while please let me know if there is anything further I can help with?

Kindest Regards,

Natalie

On Mon, Feb 12, 2018 at 10:51 AM, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Thank you for the clarification Natalie.

Regarding your point about using the driveway for parking by parents please be aware of comments by highways which are:

'Traffic generation

The Highway Authority would not object to the principle of a Children's Nursery in this location in terms of traffic generation. The site is located in a residential area with good transport and pedestrian links. No information has been provided on transport modal share, however a large proportion of parents are likely to drive to the site with a lower proportion of parents choosing to walk or use public transport. In addition a significant number of trips to the site are likely to be shared trips ie vehicles already on the local road network – parents on the way to work, shopping etc.

Parking

The area to the front of the building has been reserved for parking with 6 spaces shown on the plan. It is not clear how easy it would be for vehicles to manoeuvre out of these spaces as 6m is required behind each space. In addition, the space closed to the footway boundary may obstruct the access. There access which will not allow for 2 cars to pass clear of the highway, given the concentrated arrival and departure of parents the demand for parking will out strip supply and result in conflict which is a highway safety concern. Given the limited number of parking spaces, the single lane access and the on –site space constraints for manoeuvring it is recommended that the on-site parking is restricted to staff/visitors only and it is made clear to parents that no parking on site is available.

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Surrounding road network

The immediate surrounding road network is laid out in a grid formation with crossroad junctions protected from parking with double yellow lines. A number of roads between junctions have single yellow lines including the section of road bounding the site and some sections of road are free from restrictions.

Parking team comments - On any yellow line drop offs are allowed (for as much time as it takes to get the child to a place of safety). It is similar to loading and unloading except you just can't park/wait there.

So, hypothetically a parent can leave the car outside the nursery unoccupied enter with child and come out 5 mins later. However, there is a risk that a CEO would see the unattended vehicle during that time and issue a PCN (takes about 5 mins to issue). The parent would then need to appeal and justify that they were taking that child in. This period is there to allow the activity to take place but is not a guarantee that no action will be taken – a CEO will not necessarily be able to distinguish a parent from another parker, especially if further away from the school.

Additional information in relation to on-street parking

It would be helpful to establish how many car parking spaces are available in the surrounding road network and would request the applicant undertakes a car parking survey. The applicant will also need to provide information on how many parents are likely to drive, proportion of car share (siblings) and further information on session times, plans to stagger start finish times. A plan showing a redesigned staff parking area is also required.

Note: The areas marked as SYL will need to be identified in the survey.

Please reconsult'

As a result I am minded to include a condition which will require that before use commences you provide a plan and details(as per highways requirements above) is first agreed with the Council. Are you happy with this approach?

Regards

ARUN DISTRICT COUNCIL LU/298/17/PL

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From: Natalie Chuter [redacted]
Sent: 12 February 2018 10:41
To: Juan Baeza
Cc: s arjuna

Subject: Re: LU/298/17/PL 5 Selbourne Place

Good Morning Juan,

Sorry for any confusion - to confirm the wall does only measure 32 inches in height - however we will not be removing the wall/gate - but do if possible still want to use the driveway as parking for parents.

If you have any further queries please do let us know,

Many Thanks,

Natalie

On Mon, Feb 12, 2018 at 9:43 AM, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Natalie

I began the preparation of the report yesterday and became aware of the fact that because the property is in a designated Conservation Area the demolition of the wall and/or gate (including pillars) may require permission. The legislation is that 'development is not permitted if the demolition is **'relevant demolition'**. Relevant demolition includes the demolition of a gate, fence,

wall or railing more than one meter high next to a highway (including a public footpath or bridleway) or public open space; or more than two meters high elsewhere.'

I did not measure the flint wall but it looks like it's no higher than 1m in which case that would be exempt from permission. However, the removal of the gate and pillars would need permission. Your plans do not show removal of the front boundary but at our meeting you mentioned that you would be taking it away.

Can you confirm if that's still the case because if it is then amended plans would need to be submitted.

Regards

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From: [redacted]
Sent: 09 February 2018 16:29

To: Juan Baeza
Subject: Re: LU/298/17/PL 5 Selbourne Place

Thank you Juan, as I said much appreciated

Kindest Regards

Natalie

Natalie Chuter

Area Manager

[redacted]

[redacted]

On 9 Feb 2018, at 14:08, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

Dear Natalie

My recommendation will be to approve with conditions.

Regards

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From: [redacted]
Sent: 09 February 2018 13:00
To: Juan Baeza
Subject: Re: LU/298/17/PL 5 Selbourne Place

Dear Juan,

Thank you very much for getting back to me. I completely appreciate your position and I know it isn't your fault. Is there anyway you can give me an idea of your decision? At least if we know if it would be "likely" to be approved even if this is with conditions we can start planning our next stages?

As I say we understand that we are not your only case you have taken over, it's just hard as we were so overtime with David, then finally got to a position where he was happy to approve but then got taken off the case.

I really appreciate your help,

ARUN DISTRICT COUNCIL LU/298/17/PL

Kindest Regards

Natalie

Natalie Chuter

Area Manager

[redacted]

On 9 Feb 2018, at 11:53, Juan Baeza <Juan.Baeza@arun.gov.uk> wrote:

> Dear Natalie
>
> I know how urgent this is for you. Overtime has been agreed and I can fit this in so that I can prepare a report for sign off by end of next week. I do apologise the delay which is due to the reallocation of David's old cases and the lack of officer availability to see it through. I know this should not be a reason for you to be happy with delay but hope it offers some explanation.
>
> Regards

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From: Natalie Chuter [redacted]
Sent: 09 February 2018 10:45
To: Juan Baeza
Subject: LU/298/17/PL 5 Selbourne Place

Hi Juan,

ARUN DISTRICT COUNCIL LU/298/17/PL

I hope you don't mind the email - however following our meeting Monday at the above property, we were expecting the final report and outcome to be with us today - please could you get back to me, or indeed Mr Arjuna asap to give us an update as we have been promised so many times a Friday deadline, however this time would really appreciate an update as it is so far overdue from original agreed extension date.

Kindest Regards,

Natalie Chuter

on Behalf of Mr Arjuna

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