

## Karen Parsons

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**From:** Anita Gardner  
**Sent:** 07 February 2018 16:48  
**To:** Karen Parsons  
**Subject:** FW: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Please can this EOT be recorded

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Catherine O'Toole [REDACTED]  
**Sent:** 07 February 2018 16:45  
**To:** Anita Gardner  
**Cc:** David Pickford  
**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hi Anita,

The extension of time until the 14/02/2018 is agreed. Please could you update me on the EHOs feedback as soon as possible so we can move this application to a positive conclusion.

Kind regards,

Cathy.

**Catherine O'Toole**

Planner

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**From:** Anita Gardner [mailto:[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)]  
**Sent:** 07 February 2018 16:38  
**To:** Catherine O'Toole <[REDACTED]>  
**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hi Catherine,

I am liaising with our environmental health officer on the suggested wording. Please can you agree to a further extension of time of a further week until 14-02-2018 to allow time for her response .

Regards

Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Catherine O'Toole <[REDACTED]>  
**Sent:** 07 February 2018 09:44  
**To:** Anita Gardner  
**Cc:** David Pickford  
**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hi Anita,

Have you any update on this application or your thoughts on the suggested condition? I am conscious that the agreed extension of time expires today so would appreciate an update on this.

Kind regards,

Cathy.

**Catherine O'Toole**

Planner

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**From:** David Pickford [REDACTED]  
**Sent:** 02 February 2018 16:30  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Cc:** Catherine O'Toole [REDACTED]  
**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hello Anita

I contact you further to the below in which you confirmed that you are minded to approve the above application, subject to a suitably worded pre-occupation condition relating to noise, and invited us to suggest wording for this condition. In response I set out a suggested condition below

***"Prior to the first occupation of a dwelling as hereby permitted, the dwelling shall achieve internal noise levels as set out in British Standard BS8233:2014, comprising internal night-time levels of 30dB(A) for bedrooms, and internal day-time levels of 35dB(A) for bedrooms and living rooms, and 40dB(A) for dining rooms. Where noise mitigation measures are required to meet these internal noise levels for a dwelling, these shall first be submitted to and agreed, in writing, by the Local Planning Authority, prior to the occupation of that dwelling, and maintained as agreed thereafter"***

I welcome your thoughts on this, and would be happy to discuss this further with you.

Kind regards

**David Pickford**

Senior Planner

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**From:** Catherine O'Toole [REDACTED]  
**Sent:** 01 February 2018 17:25  
**To:** Anita Gardner <Anita.Gardner@arun.gov.uk>  
**Cc:** David Pickford [REDACTED]  
**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hi Anita,

Thanks for keeping me updated on this application and your recommendation. We would welcome the opportunity to provide suggested wording for the condition. I will discuss this my client and will revert back to you shortly.

Kind regards,

Cathy.

**Catherine O'Toole**

Planner

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**From:** Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]

**Sent:** 30 January 2018 17:06

**To:** Catherine O'Toole

**Subject:** FW: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Dear Catherine,

Please see the comments below from environmental health. I have discussed them with my team leader and we are minded to approve the application with a suitably worded pre occupation condition.

You have previously advised that you would be prepared to have an input into the wording of any condition and I would therefore appreciate your suggestions so that we can consider the precise wording further.

Regards

Anita Gardner

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Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](http://www.arun.gov.uk) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Carol Reynolds

**Sent:** 30 January 2018 09:03

**To:** Anita Gardner

**Cc:** Anna Appleton

**Subject:** Re: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Hi Anita.

Unfortunately, the loudness of the noise means the problem cannot be resolved by improving the flat/glazing thereto, but only by reducing the noise source (in which case it may still be necessary to have upgraded glazing to the flat and possibly other mitigation). I understand that Mr Godfrey intends to meet with his representative yesterday/today in order to try to improve the situation. However, he has not stated how this will be achieved and we will still await confirmation of the new, hopefully improved, acoustic environment. There also remains the lack of any acoustic assessment of the relocated chiller fans to the moped store.

I trust that this information is of use to you. We, as I am sure you do yourselves, look forward to a speedy resolution of this matter.

Kind regards

Carol

Sent from my iPad

On 29 Jan 2018, at 14:05, Anita Gardner <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)> wrote:

Hi Carol,

Is it possible that the issue can be resolved and made acceptable in the future? If so a pre-occupation condition could be imposed. I note that the premises does not currently comply, but if this can potentially be acceptably improved then a condition could be imposed to cover control in the future.

Regards

Anita

[Anita Gardner](#) | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Carol Reynolds

**Sent:** 25 January 2018 13:52

**To:** Anita Gardner

**Subject:** RE: LU/321/17/PL, Proposed Flats over Pizza Hut, 22 Beach Road, Littlehampton

Dear Anita, I carried out noise monitoring to the rear of Pizza Hut, Monday 22<sup>nd</sup> January 2018. My comments are as follows:

**Environmental Health:** Recommend refusal. There is excessive noise from operation of the mechanical air extraction system to Pizza Hut. This means that we do not believe that reasonable conditions can be put in place by the Local Authority Planning Department, which would mean that guideline values for internal ambient noise, as defined by the World Health Organisation and BS8233:2014, could be achieved in the proposed overhead residential accommodation.

Furthermore, an acoustic assessment of the effect of the proposed relocation of the chiller unit fans (and concomitant air in and out takes) into the motor bikes store, on both proposed overhead and other existing residential premises in this area, remains outstanding.

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**From:** Anita Gardner

**Sent:** 16 January 2018 16:45

**To:** Carol Reynolds

**Subject:** FW: LU/321/17/PL

Hi Carol,

The Discharge of Condition application for Pizza Hut, the premises below, has been withdraw.  
The agent for the residential flats application above is requesting a pre occupation condition is imposed to ensure satisfactory extract details are controlled, but pp can still be granted at this time.  
Would be agreeable to this and I so what wording would you suggest?

Thanks  
Anita

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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**From:** Catherine O'Toole [REDACTED]  
**Sent:** 15 January 2018 16:28  
**To:** Anita Gardner  
**Cc:** Juan Baeza; David Pickford  
**Subject:** RE: LU/321/17/PL

Hi Anita,

I understand you are out of the office until Tuesday. In your absence I spoke to your colleague Daniel who advised that I should speak to your manager regarding the application, but I have been unable to contact him. I am keen to discuss this application with you before any decision is issued. Before Christmas the previous Case Officer David Easton wrote the application up for approval. This was delayed pending responses from the EHO and Transport. Transport have provided no objections and the EHO's initial response only related to the issues relating to the separate application (ref. LU/288/17/DOC) for the discharge of condition 3 attached to planning permission ref. LU/56/17/PL. David Easton agreed an extension of time to allow application ref. LU/288/17/DOC relating to the ground floor use to be addressed, so to avoid any unnecessary duplication of conditions attached to an approval of this application. Clearly application ref. LU/288/17/DCO has now been determined with a part approval, part refusal decision issued, with condition 3 not being discharged. Given this, the EHO's objection, which related specifically to the noise report submitted for this ground floor condition application, must be considered to be out of date. I hope you will agree that now this issue has been resolved the above application can be approved with a suitably worded condition attached if you feel this is necessary. It would clearly not be a valid reason for refusal to refuse this application based on a matter that is being dealt with by condition 3 attached to planning permission ref. LU/56/17/PL, and which could be dealt with via a suitably worded condition attached to an approval of this application.

I would appreciate it if either yourself or one of your colleagues could ring me to discuss this application and find a positive way forward.

Kind regards,

Cathy.

**Catherine O'Toole**

Planner

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**From:** Catherine O'Toole  
**Sent:** 11 January 2018 11:42  
**To:** 'Anita Gardner' <[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)>  
**Subject:** RE: LU/321/17/PL

Good morning Anita,

I have tried to contact you to discuss this application further. I would appreciate it if you could give me a call back as soon as is convenient in order to discuss the application before you make your recommendation. My contact details are below.

Kind regards,

Cathy.

**Catherine O'Toole**

Planner

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**From:** Anita Gardner [mailto:[Anita.Gardner@arun.gov.uk](mailto:Anita.Gardner@arun.gov.uk)]

**Sent:** 10 January 2018 17:15

**To:** Catherine O'Toole [REDACTED]

**Subject:** LU/321/17/PL

Dear Ms O'Toole,

I write to advise that the condition relating to the extract system for the premises below your application has been refused today. I would therefore suggest that the above referenced application is withdrawn and resubmitted when the noise issues resulting from the ground floor premises have been satisfactorily resolved or the application will be refused under delegated powers.

Regards

Anita Gardner

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

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: [anita.gardner@arun.gov.uk](mailto:anita.gardner@arun.gov.uk)

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