

Karen Parsons

From: Richard Temple
Sent: 08 February 2018 09:21
To: Karen Parsons
Subject: FW: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Hi Karen,

Please agree EOT until 16th March 2018.

Thanks

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37591 | External: +44 (0) 1903 737591 | E-mail: Richard.temple@arun.gov.uk

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From: Pierre Dowsett [REDACTED]
Sent: 07 February 2018 17:49
To: Richard Temple
Subject: Re: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Dear Richard,

I attach the amended plans re the windows. This should now address the amenity point you have raised but please advise.

I still maintain that the use of the property as a private members club is such that the community had no direct access to it. However, that said I attach a marketing assessment that sets out how the property was marketed, when and the key issues. The primary point here is that significant works are required to this property to bring it back to a decent standard, new roof etc. I hope the marketing information gives you the confidence to positively assess the application given the housing land supply position. This site will make a small but valuable contribution to housing land supply in a highly sustainable location.

My client confirms agreement to extend the time limit of the application to the 16th March 2018 for the application to be determined and agrees to the s106 contribution of £19405. Please can you progress and advise that this will be go to the March committee.

Kind regards
Pierre

Pierre Dowsett
BSc (Hons) PGDipTP MRTPI
Director

[REDACTED]

DOWSETTMAYHEW Planning Partnership
63a Ship Street | Brighton | BN1 1AE

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From: Richard Temple <Richard.Temple@arun.gov.uk>

Date: Tuesday, 30 January 2018 at 14:56

To: Pierre Dowsett [REDACTED]

Subject: RE: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Dear Pierre,

Thank you for the email.

Have just had the meeting. Points addressed as follows:-

Community Facility

How the facility is run is not subject to planning controls meaning it could, under the current use, be used as a community facility. Thus the development as proposed it completely in conflict with Littlehampton NDP policy 6. However, the Council must have regard to other material considerations. In this case emerging policy

This will be the main sticking point should we take the application to committee. We really require marketing evidence of the current facility for sale as current use etc. As such you need to provide details in line with emerging Local Plan (Consultation with Main Modifications Jan 2018) policy OSR DM1 which is written in line with the NPPF :-

1. Protection of open space, outdoor and indoor sport, community, arts and cultural facilities.

Existing open space, outdoor and indoor sport, community, arts and cultural facilities should not be built on or redeveloped for other uses unless:

a. a robust and up-to-date assessment has been undertaken which has clearly shown the facilities to be surplus to requirements; or

b. the loss resulting from the proposed development would be replaced by equivalent or better provision of open space, outdoor and indoor sport, community arts and cultural facilities, which will be assessed in terms of quantity and quality and suitability of location; or

c. the development is for alternative open space, sports, community arts or cultural provision, the needs for which clearly outweigh the loss.

Amenity

From looking at the sections on drawing number PL.003 Rev. B, if you were to agree obscure glazing of just the lower half of the proposed windows, that would be up to 1.9m (approx) anyway. As such, we can condition to obscure glaze and fix shut to 1.7m. As this is the case we do not have objections on the grounds of residential

amenity for the overlooking or the flat at ground floor next to the access lane to east. Please can you send in amended drawings and section showing this?

Moving forward, we require you fully address the loss of community facility in line with our advice above and hope you are able to agree an extension of time until 16th March 2018. I will chase WSCC on if they require any contributions via S106 for infrastructure.

Would like to warn you this may be an application which could generate significant discussion at committee amongst members, given the conflict with Littlehampton NDP policy 6.

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Pierre Dowsett [REDACTED]
Sent: 30 January 2018 14:16
To: Richard Temple
Subject: Re: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Dear Richard,

Please can you advise on the outcome of your meeting with your manager today. I would like to progress this to a positive outcome.

I am confident the 60/40 split will overcome your concerns but if not we will ensure that the obscure element is up to 1.7m with a clear glassed fan light above.

I will discuss the EoT with my client.

Kind regards
Pierre

Pierre Dowsett
BSc (Hons) PGDipTP MRTPI
Director

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From: Richard Temple <Richard.Temple@arun.gov.uk>

Date: Tuesday, 30 January 2018 at 13:32

To: Tina Casseeram [REDACTED] Pierre Dowsett
[REDACTED]

Subject: RE: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Dear Mr Dowsett,

Thank you for your email. I was on annual leave yesterday, so apologise for the delay in response.

I am meeting with my team leader, today, to discuss your statement sent on 25th January 2018.

Would a 60/40 split mean obscure glazed to 1.7m above finished floor level? We would want at least 1.7m obscure glazing.

Please could you respond to my request for an EOT on the attached email?

Regards,

Richard Temple | Senior Planning Officer, Directorate of Place, Arun District Council | Location: Phoenix House, Arun Civic Centre,
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From: Tina Casseeram [REDACTED]

Sent: 25 January 2018 16:55

To: Richard Temple

Subject: Application LU/323/17/PL - Maltravers Road, Littlehampton, BN17 5NA

Dear Mr Temple

Please see attached correspondence sent on behalf of Pierre Dowsett for your attention.

Kind regards

Tina Casseeram

Office Administrator

[REDACTED]
DOWSETTMAYHEW Planning Partnership



www.dowsettmayhew.com

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