

Karen Garner

From: Ben Harvey [REDACTED]
Sent: 16 May 2017 11:20
To: Karen Garner
Subject: 170516 BH to KG RE: LU/98/17/PL
Attachments: 0040-PA-103 Location Plan.pdf

Morning Karen,

Apologies for the back-and-forth with the drawings/correspondence, I am trying to do too many things at once! See attached the revised location plan with the blue dashed lines changed to red. I have also served notice to Paul Broggi.

Let me know if there are any further amendments required, and we will forward you the FRA once received.

Kind regards,

Ben Harvey RIBA
Chartered Architect
Senior Associate

For and on behalf of

Liam Russell Architects
architecture and development

[REDACTED]

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From: Ben Harvey
Sent: 08 May 2017 09:52
To: 'Karen Garner'
Subject: 170508 BH to KG RE: LU/98/17/PL

Morning Karen,

Please find attached the location plan showing the area as requested. As discussed with Juan, this includes:

- Plan at scale 1:1250

- North point
- Pedestrian access to site
- Red line around the coastguard tower footprint, the stair to the northern elevation of tower and the bucket/spade bin & bikes store

We will also serve notice on Paul Broggi – as the staircase and bucket+spade are outside of the client's ownership

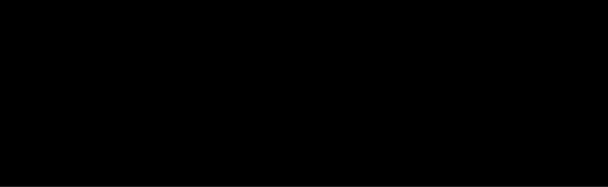
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From: Karen Garner [<mailto:Karen.Garner@arun.gov.uk>]

Sent: 03 May 2017 14:52

To: Ben Harvey

Subject: RE: 170502 BH to KG RE: LU/98/17/PL

Dear Mr Harvey

Thanks very much for your email and attachments.

Please can you resend the Location plan to me as a plan as before (not a photograph).

Many thanks,

Karen

Karen Garner | Technical Support Unit Assistant, Planning Department, [Arun District Council](http://www.arundistrictcouncil.gov.uk) | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF
Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk



... Ben Harvey

Sent: 02 May 2017 17:10

To: Karen Garner

Subject: 170502 BH to KG RE: LU/98/17/PL

Afternoon Karen,

As previously requested, find attached:

- Amended location plan showing pedestrian access to site (new/additional drawing as scale of OS not possible)
- Local validation checklist
- Biodiversity checklist
- We confirm that the description can be amended

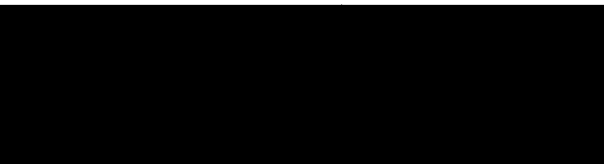
Note that the flood risk assessment has been instructed, however the environmental agency can take a few weeks to provide our flood risk assessor with the data. We will forward this as soon as it is received.

Kind regards,

Ben Harvey RIBA
Chartered Architect
Senior Associate

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From: Karen Garner [<mailto:Karen.Garner@arun.gov.uk>]

Sent: 24 April 2017 14:20

To: Ben Harvey

Subject: RE: 170411 BH to KG RE: LU/98/17/PL

Hi Ben

You were also sending me the following:

Amended Location and Block plans to include the pedestrian access to the site.
Local Validation Checklist
Biodiversity Checklist
Confirmation of the amended description as renewal applications no longer exist.

Thanks,

Karen

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre,
Maltravers Road, Littlehampton, BN17 5LF

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From: Ben Harvey [REDACTED]
Sent: 24 April 2017 09:55
To: Karen Garner
Subject: RE: 170411 BH to KG RE: LU/98/17/PL

Morning Karen,

Thank you for your email.

I have been away for a week and a half, and I am playing catch up with my emails.

Remind me, is the flood risk assessment the only remaining item required for validation of this application, or is there something else (following our conversation around two weeks ago)?

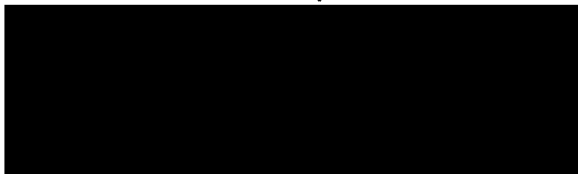
I look forward to hearing from you.

Kind regards,

Ben Harvey RIBA
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From: Karen Garner [REDACTED]
Sent: 18 April 2017 14:20
To: Ben Harvey
Subject: RE: 170411 BH to KG RE: LU/98/17/PL

Dear Mr Harvey

Following out telephone conversation last Thursday, I have spoken to my manager who confirms that a Flood Risk Assessment will be required for this application.

If you need more time to provide the information requested, please do not hesitate to contact me.

Kind regards,

Karen

Karen Garner | Technical Support Unit Assistant, Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37467 | External: +44 (0) 1903 737711 | E-mail: karen.garner@arun.gov.uk

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From: Ben Harvey [REDACTED]
Sent: 11 April 2017 17:07
To: Karen Garner
Subject: 170411 BH to KG RE: LU/98/17/PL

Afternoon Karen,

Thank you for your email/letter regarding the additional information required to validate the above application for the former coastguard tower. I have tried your landline, however it has been engaged every time I try.

To respond to your points raised, in the order of your letter:

- The location plan at scale 1:1250 with the site outlined in red – this was provided on drawing 0040-PA-100. There are no parking spaces or vehicular access to the site proposed. These are the exact same drawings that have been approved previously. Our client advises that he owns the freehold, therefore I completed certificate A on the ownership section of the application form. Please advise whether this needs amending.
- A block plan at scale 1:500 was provided on drawing 0040-PA-001
- We are happy for you to amend the application description provided that it does not discriminate against the principle of renewing an identical scheme that has already been recently approved. The application to 'renew' the two approvals was as per the recommendation from Tavis Russell and Juan Beaza; which I have copied below for your reference.

- The Giant Bucket and Spade is the bin and bike storage, that forms a part of the approval for application LU/247/10 and is condition 4 – please advise if there is a change in policy relating to the provision of bin and bike storage for this application
- I have checked through previous applications, and there were no flood risk assessments submitted previously. I also understand that there have been sea defences installed since the previous approval. Can you advise whether a cover letter to confirm that there is no sleeping accommodation on the ground floor of the proposals, and that the proposals will not create an increased risk of flooding elsewhere?
- I will provide a biodiversity checklist (at the same time as all other information – if necessary)

I trust that the above makes sense, however please feel free to email/call to discuss the above.

I look forward to hearing from you.

Kind regards,

Ben Harvey RIBA
Chartered Architect
Senior Associate

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From: Tavis Russell <Tavis.Russell@arun.gov.uk>

Date: 29 January 2016 at 15:35:24 GMT

To: "Paul Goddard" [REDACTED]

Cc: Paul Broggi <Paul.Broggi@arun.gov.uk>

Subject: The Old Coastguard Tower, Littlehampton

Dear Paul,

Further to my recent email communication we have now received an email response from our planning department in relation to The Old Coastguard Tower in Littlehampton, which is copied below.

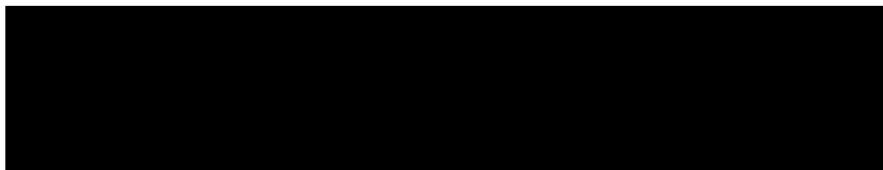
Unfortunately, as you will see, our planning department have confirmed that the planning approvals LU/453/07 (change of use) and LU/247/10 (proposed extension and alterations) are considered as lapsed. As previously identified in my recent emails; Arun District Council would only be in a position to grant another licence to erect scaffolding and work off our land if the necessary planning consent is current.

As per the email below, we would recommend that the proposed change of use and alterations work is re-submitted together as a new application.

Should you require clarification please do not hesitate to contact me.

Kind regards,

Tavis Russell BSc (Hons)
Senior Property & Estates Surveyor
Finance & Property Department
Arun District Council



From: Juan Baeza
Sent: 29 January 2016 14:25
To: Tavis Russell
Subject: RE: The Coastguard Tower - Littlehampton

Tavis

I don't think this constitutes implementation of permission but rather internal stripping out works which do not normally require permission and are not part of the works approved by LU/247/10. This granted permission for an extension to the north elevation of the existing tower to incorporate a stairwell; solar panels within the south, east and west roof slopes; a wind turbine on the roof and a bin and bike store which would have the appearance of a bucket and spade.

It is also worth remembering that permission LU/453/07 has also lapsed as the change of use approved has not been implemented.

My advice would be to resubmit as one application to renew the change of use approved by LU/453/07 and the works described and approved under LU/247/10.

Regards

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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