

From: Simon Davis
Sent: 30 August 2019 15:32
To: Thomas Hall <[REDACTED]>
Cc: Danny Hall <[REDACTED]>
Subject: RE: Kings Beach Garage - P/49/19/PL

Dear Thomas,

I am sorry but I have no time to be able to issue this decision by the 2nd September.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
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From: Thomas Hall <[REDACTED]>
Sent: 28 August 2019 09:50
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: Danny Hall <[REDACTED]>
Subject: Re: Kings Beach Garage - P/49/19/PL

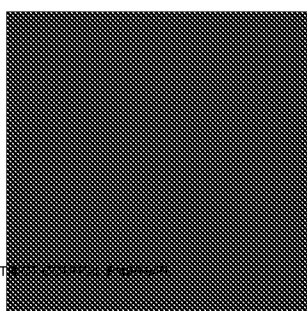
Morning Simon

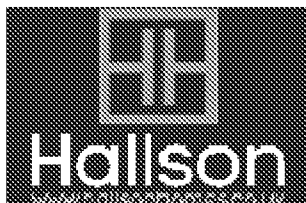
As you know our planning application has been delayed a couple of times, and my business partner isn't keen for us to start construction until this has been granted. The issue we have is I'm getting married on Sunday 8th September and will be away for 2.5 weeks on my honeymoon following that.

I was hoping to get the groundworks for the garages complete before I went away and was really needing to commence on Monday 2nd at the latest. If anything can be done to determine by then it would be greatly appreciated.

Kind Regards

Thomas Hall
Managing Director





A Wrays Farm, Horsehill, Horley, Surrey, RH6 0HN

W www.hallsonhomes.co.uk

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Friday, 16 August 2019 at 12:19

To: Thomas Hall [REDACTED]

Cc: Danny Hall <[REDACTED]>

Subject: RE: Kings Beach Garage - P/49/19/PL

I'm sorry. I see looking back that I had said it would be done by the 15th August. That hasn't been possible and I still have many older applications. I have now scheduled time to work on the report on the 6th September. That is the first available time/date that I have.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Thomas Hall [REDACTED]

Sent: 14 August 2019 14:25

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Danny Hall [REDACTED]

Subject: Re: Kings Beach Garage - P/49/19/PL

Afternoon Simon

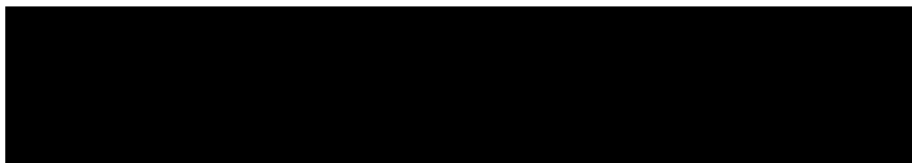
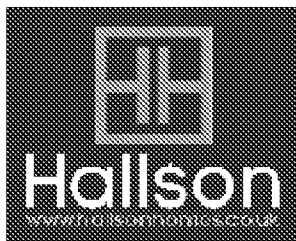
I trust you're well.

I was just wondering how the application for the garage was going? Will we be receiving the decision tomorrow?

Thanks.

Kind Regards

Thomas Hall
Managing Director



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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Monday, 15 July 2019 at 14:52

To: Thomas Hall <[REDACTED]>

Cc: Danny Hall <[REDACTED]>

Subject: RE: Kings Beach Garage - P/49/19/PL

Dear Thomas,

The Parish have raised no objections so therefore this will be a delegated application. However, the application is in a queue and I am trying to determine my caseload by oldest first. Currently, yours is 34th oldest out of around 55. Could we agree an extension of time until the 15th of August? I will then make sure it is done by then.

Kind Regards

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From: Thomas Hall <[REDACTED]>

Sent: 15 July 2019 14:39

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Danny Hall <[REDACTED]>

Subject: Re: Kings Beach Garage - P/49/19/PL

Afternoon Simon

I trust you are well.

I was just wondering if there was an update at all please on our variation of condition 2 for the double garage at Kings Beach, Pagham and when we are likely to receive confirmation?

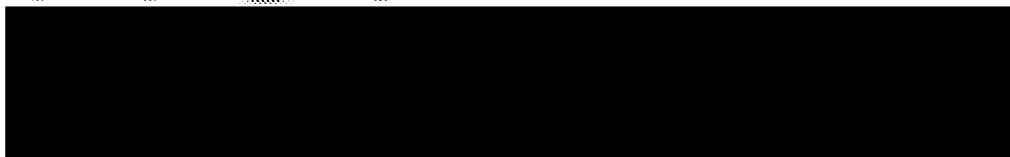
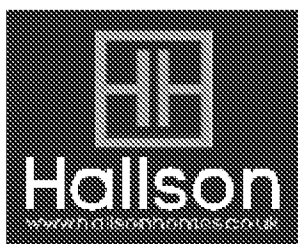
I see that there was a comment from Nicola Swann at the Parish Council back in May, but unfortunately her comments are all blanked out.

Plots 1 and 2 will be completed in the next couple of weeks and we're keen to get the garage erected for sales.

Thanks for your assistance.

Kind Regards

Thomas Hall
Managing Director

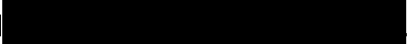


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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Monday, 4 March 2019 at 14:17

To: 'Tom Hall' 

Cc: Danny Hall  'Ivon Blumer' 

Subject: RE: Kings Beach - P/4/18/PL

Hi Tom - Thanks we have that.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Tom Hall [REDACTED]
Sent: 04 March 2019 13:59
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Ivon Blumer' [REDACTED] Danny Hall [REDACTED]
Subject: Re: Kings Beach - P/4/18/PL

Thanks Simon. The one emailed on the 30th Jan should suffice if already submitted to your landscape officer as they also denoted the potential for gates (attached).

Kind Regards

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Date: Monday, 4 March 2019 at 10:17
To: 'Tom Hall' [REDACTED]
Cc: 'Ivon Blumer' [REDACTED] Danny Hall [REDACTED]
Subject: RE: Kings Beach - P/4/18/PL

Dear Tom,

In that case, I have no objections to the gates. Do you want me to change the landscaping plans for the one that you have emailed to me?

I'll sort out the decision on the NMA this week.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: Tom Hall [REDACTED]
Sent: 04 March 2019 08:43
To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: 'Ivon Blumer' [REDACTED] Danny Hall [REDACTED]
Subject: Re: Kings Beach - P/4/18/PL

Simon

The gates are shown on the attached. They would be solely within the site, away from the public highway and under 2m. As mentioned we would not be installing these ourselves, but would be good to let the future occupants know that this is an option for them to install should it come up in conversation as the site lends itself to it nicely.

Is there any news on the minor planning application as well that Ivon submitted a while back? This was for an additional velux in the roof space of Plot 3 (town house) to make the most of the lovely Sea views, also for additional French doors to be added to the rear of Plot 2 to match those already granted for Plot 1 and regarding the change in brick (which I appreciate you have verbally stated won't be an issue due to the similarity to the original).

Should you need anything else, please let me know.

Kind Regards

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Friday, 1 March 2019 at 12:57

To: 'Tom Hall' [REDACTED]

Cc: 'Ivon Blumer' [REDACTED] Danny Hall [REDACTED]

Subject: RE: Kings Beach - P/4/18/PL

Dear Tom,

You may have to remind me where these gates are to be located. If solely within the site (away from the highway) and under 2m then they would not need PP therefore we have no control – and I would agree that they could be shown on the hard landscaping scheme. If however adjacent to the highway then anything over a metre needs PP and we would have control – and as such my comments about the visual impact would be relevant and we would not want to approve these through a discharge of condition.

Ecology have confirmed that the lighting is now fine. I am just waiting from a response from our Landscape Officer so we can then issue approvals for the three conditions in one go.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk
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From: Tom Hall [REDACTED]

Sent: 28 February 2019 12:42

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: 'Ivon Blumer' [REDACTED] Danny Hall [REDACTED]

Subject: Re: Kings Beach - P/4/18/PL

Simon

I trust you are well.

Please see comments below regarding access gates from West Sussex Highways.

We do not anticipate installing these gates ourselves as part of the finished development site but as we are going through the process would be good to have this approved in the hard landscaping scheme as an option to offer any potential purchasers that may have concerns with privacy.

If we could have allowance for both sliding gates and gates that would open inwards (none opening outwards) this will give the future occupants the option to decide.

Is there any news on the lighting following submission of the updated lighting layout?

Thanks.

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From: Nicola Fry [REDACTED]

Date: Wednesday, 13 February 2019 at 09:41

Subject: Pre-Application Advice - Land adjacent to Former Kings Beach Hotel (now a Co-Op), The Parade, Pagham, PO21 4TW

Dear Thomas

Thank you for your request for Pre-application advice regarding the above site in relation to the installation of electric gates to both entrances to the development approved for three dwellings under ref: P/4/18/PL.

The proposed plans indicate that the gates will be 3.6m in width, situated within private land, and not within the public highway. Vehicles will have space to wait off of the highway whilst the gates are operated. At the full planning application stage, we would anticipate that further information relating to the proposed gates is provided

– will these be sliding gates? How long will they take to open fully? If not, the gates should open inwards of the site to ensure that swing gates do not obstruct other vehicles entering or exiting the Co-Op. Whilst this would not strictly speaking create a highway safety concern, obstruction of the entrance or exit of vehicles from the Co-Op could result in vehicles having to wait on the highway to enter the site.

I note that swept path tracking has been provided demonstrating vehicles exiting each gated entrance in a forward gear. For the two dwellings to the west of the site, this would appear workable due to the ability for vehicles to turn on site within the gated area. There appears to be sufficient space for other vehicles to either wait whilst the gate to the west is operated for a vehicle entering the site or to pass the waiting vehicle. However, to the east of the site, no turn on site is available within the gated area. This means that vehicles will either be required to reverse into the site in order to exit in a forward gear, or to reverse out of the site and turn within the Co-op area to exit onto the public highway in a forward gear. This has the potential to result in other vehicles having to wait longer in order to pass and these reversing manoeuvres should be demonstrated as workable at the full planning stage, demonstrating that there is sufficient space for other vehicles to either wait or pass whilst the manoeuvre is undertaken. You may wish to consider widening the proposed gate at this entrance in order to improve manoeuvrability for vehicles.

In principle, subject to sufficient swept path tracking demonstrating the workability of the manoeuvres to the east of the site and the ability for other vehicles to wait/pass, I do not foresee this proposal resulting in a highway safety concern. I do not anticipate that there will be sufficient trips to and from the proposed dwellings to result in vehicles queuing on the public highway to gain access to the site.

As I am sure you will appreciate these comments are made without prejudice to any future planning application at this site.

Kind regards

Nicola

Nicola Fry | Senior Technician | Information Management | Planning Services | Economy, Planning and Place
West Sussex County Council

Location: Ground Floor, Northleigh, Chichester, PO19 1RH

[REDACTED]

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Wednesday, 30 January 2019 at 13:11

To: 'Tom Hall' [REDACTED]

Cc: 'Ivon Blum' [REDACTED]

Danny Hall [REDACTED]

Subject: RE: Kings Beach - P/4/18/PL

Dear Tom,

We would have concerns visually with a fence/gate of that height and would suggest that it would need to be a lower fence say 1 or 1.2m to be acceptable. I also consider that this may have highway implications if vehicles have to wait for the gate to open thus blocking a Coop car park entrance/exit – and you may want to discuss this with WSCC.

I can't see any issues with the alternative brick as it is very similar.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Tom Hall [REDACTED]
Sent: 30 January 2019 12:37
To: Simon Davis <Simon.Davis@arun.gov.uk>
Cc: 'Ivon Blumer' [REDACTED]
Subject: Re: Kings Beach - P/4/18/PL

Danny Hall [REDACTED]

Simon

I trust you are well.

I understand you have been speaking to Ivon regarding access and the Co-Op delivery lorries. Widening the entrance will be our fall back position as we're in contact with the Co-Op to try and find a resolution with the existing access as per the approved design which we would prefer to stick with.

We have submitted to discharge the remaining condition RE: lighting and re-submitted to discharge the hard and soft landscaping condition as previously discussed when it was discharged without the revision and re-submitted the external materials schedule to swap the brick for a similar brick due to supply issues with the original.

We understand although submitted it will take a while for these to be issued through the system to you, but were wondering if you could please assist with a couple of queries.

Sticking with the existing approved access via the Co-op car park we are looking at ways to potentially add privacy for the residents from the commercial goings on of the Co-Op to both sides of the site at the Sea Lane area of the car park to plots 1 and 2 and The Parade to plot 3. There is already a 1.8m fence between the Co-Op and our land. We anticipate potentially retaining a fence here and putting timber gates in place for pedestrian and vehicle access for the residents. Do you foresee any issues with this? We are going to be marketing the units very soon, and if they're going to be gated we will of course market them so and include the gates on the 3D visuals. If we were to proceed with this option we see benefits to the future residents with regards to privacy from the commercial aspects of the Co-Op and security.

The second query is regarding bricks. We have had issues sourcing the bricks that were originally approved. I have applied to change the brick to something very similar (see attached). I assume there won't be any issues with this?

Thanks for your assistance.

Kind Regards

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From: Simon Davis <Simon.Davis@arun.gov.uk>

Date: Thursday, 24 January 2019 at 14:24

To: 'Ivon Blumer' [REDACTED]

Cc: Tom Hall [REDACTED]

Subject: RE: Kings Beach - P/4/18/PL

Dear Ivon,

I do not foresee any planning objections to the change you propose, provided that the existing access is satisfactorily closed up and 'finished'/landscaped to continue the existing verge.

As per my previous email of 13/07/18, you will need to apply for a variation of condition 02 of P/4/18/PL. When you do this, I would recommend that the details already approved by P/95/18/DOC and P/83/18/DOC is included within the submission. We have to reimpose the same conditions but if you supply those approved details then conditions 4, 5, 6 can be worded to reflect the approved details (and so not require further approval).

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |

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From: Ivon Blumer [REDACTED]

Sent: 24 January 2019 13:53

To: Simon Davis <Simon.Davis@arun.gov.uk>

Cc: Tom Hall [REDACTED]

Subject: Kings Beach - P/4/18/PL

Hi Simon

Ref P/4/18/PL

Trust all is well.

My client Hallson Homes wishes to modify the access to the above site as shown on the attached sketch.

WSCC highways have no objection to this, see attached e-mail extract.

What if any planning issues do I need to get ADC's approval to?

Many thanks.

Kind regards

Ivon

Ivon Blumer Architects Ltd



The Studio, 41 West Drive, Aldwick Bay, PO21 4LZ

<http://www.arun.gov.uk>

DX 57406 Littlehampton

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