

From: Raymond Cole <Raymond.Cole@arun.gov.uk>

Sent: 24 February 2021 10:56

To: paul collins [REDACTED]

Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>

Subject: RE: P/4/21/PL - Land at Sefter Road, Hook Lane and Pagham Road

Dear Mr Collins

I have been asked to send you the attached documents and to request that you complete Certificate B in full and submit it to planning@arun.gov.uk marked for the attention of Daun Johnson.

Yours sincerely

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598

E: raymond.cole@arun.gov.uk

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: paul collins [REDACTED]
Sent: 23 February 2021 18:25
To: Raymond Cole <Raymond.Cole@arun.gov.uk>
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: RE: P/4/21/PL - Land at Sefter Road, Hook Lane and Pagham Road

Mr Cole

I have dealt with this (see my e mails dated 16/17 February) and since your e mail states nothing new I have nothing further to add other than as follows:

As you say I have taken all reasonable steps to find all the owners of the site to which the application made relates including land registry searches (three times now) completed the correct certificate and served notice on those owners I can find as a result of those steps (being all those listed as owners on the S106 Agreements relating to P/30/19 OUT and P/134/16 OUT).

Unless you can show me the title deed and Plan under ref: SX 12015 (because after 3 land registry searches in all available ways I cannot find it) that specifies the Freehold owners of any parts of the application site not covered by the foregoing I am entitled to assume that my application is valid and can be determined by 11 March 2021.

If you think different please formally advise me that the application is not now considered to be valid stating the reasons why and what information I need to provide so as to make it valid so that I can then follow the relevant procedures (see PPG Paragraph: 048 Reference ID: 14-048-20140306 and Paragraph: 049 Reference ID: 14-049-20140306).

Otherwise I look forward to receiving the Council's decision on or before the 11 March 2021.

Thank you

Paul Collins BA (Hons) DipTP
[REDACTED]

From: Raymond Cole [<mailto:Raymond.Cole@arun.gov.uk>]
Sent: Tuesday, February 23, 2021 5:08 PM
To: paul collins [REDACTED]
Cc: Daun Johnson <Daun.Johnson@arun.gov.uk>; Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Subject: P/4/21/PL - Land at Sefter Road, Hook Lane and Pagham Road

Dear Mr Collins

It was drawn to our attention last week that the ownership certificate in this application, dated 12 January 2021, was incorrect.

You were asked to examine the three Land Registry titles that relate to the land, to serve notice on the owners and to submit the proper certificate.

You informed us that you could find no record of one of the titles and you submitted an incomplete Certificate C.

All three of the relevant Land Registry titles and plans have been obtained without difficulty from the Land Registry website. Therefore, it is possible for notice to be served on all of the owners and for Certificate B to be completed in full (including the addresses of the owners).

You will be aware of National Planning Practice Guidance which states that “An application is not valid, and therefore cannot be determined by the local planning authority, unless the relevant certificate has been completed. It is an offence to complete a false or misleading certificate, either knowingly or recklessly, with a maximum fine of up to £5,000”. Paragraph: 025 Reference ID: 14-025-20140306

A member of the Council’s legal team has re-iterated section 65 of the Act, which states that a local planning authority “shall not entertain” an application unless requirements are met. Therefore, this application will not be determined until the correct certificate has been received.

Yours sincerely

Raymond Cole
Principal Planning Officer
Directorate of Place

T: 01903 737598
E: raymond.cole@arun.gov.uk



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