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From: Julia Mitchell

Sent: 26 October 2021 12:47

To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Luke Carter

Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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Dear Juan

The extension to the end of next week is agreed.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD

Lewis & Co Planning
town planning consultants

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 26 October 2021 11:47

To: Julia Mitchell [REDACTED] Luke Carter [REDACTED]

Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Julia

I will await information you have by Friday. Can you please agree to an EOT for the end of next week to have a determination.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Julia Mitchell [REDACTED]
Sent: 26 October 2021 10:55
To: Luke Carter [REDACTED] Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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Dear Juan & Tim

Further to your discussions on Friday, the architect has proposed changes to address reasons for refusal 1 and 2. We can submit this information by the end of this week. Please could we agree an extension to the application to allow us to do this?

We would also provide further information to say why we consider the scheme is acceptable with regard to reasons 3 and 4, to assist your assessment.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD

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town planning consultants

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From: Luke Carter [REDACTED]
Sent: 22 October 2021 15:04
To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Julia Mitchell [REDACTED]
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Juan,

I must say that this is most disappointing and certainly does not reflect my interpretation of our conversation this morning.

I have tried to call Tim Hickling this afternoon to discuss this case, and the lack of any feedback, negotiation or contact from the planning department since this application was submitted in the spring, however Mr Hickling was not able to answer the telephone. I have left a message asking for an urgent call back and I eagerly await this phone call.

I must ask you again to reconsider your stated position that you will refuse this application on Tuesday if we do not withdraw the application before that date.

I feel that it is only reasonable for you to give us an opportunity to consider your stated concerns with the submitted scheme and to seek to negotiate amendments to the proposals that enable planning permission to be granted.

In my opinion and without prejudice, I feel that we would be able to make amendments to the scheme to address your concerns, and I feel we have a good case on the matter of parking that the proposals would not lead to an unacceptable harm to highway safety – a view that has been confirmed by WSCC highways.

As discussed, if this application is refused and taken to appeal then this will result in significant and avoidable costs being incurred by my client and I would wish to avoid this if at all possible.

Please could you therefore refrain from issuing a decision on this application until I have spoken to Mr Hinkling in the first instance.

I remain confident that we can agree an appropriate extension of time to allow some negotiation and alterations to the plans, to make up for the total lack of any feedback or updates from your department on this application since it was submitted in May.

Sincerely

Luke Carter MRTPI

Lewis & Co Planning

[REDACTED]

2 Port Hall Road
Brighton
BN1 5PD

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 22 October 2021 14:23

To: Luke Carter [REDACTED] Julia Mitchell [REDACTED]

Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Mr Carter

Sorry if you misunderstood but my requirement was that you email me to consider keeping this application alive. I am not able to support a further extension of time given that a significantly different proposal will need to be submitted to address the objections raised. If you are not wanting to entertain a withdrawal then you have the option to appeal a refusal.

Alternatively I am willing to offer that we provide you with free informal advice on revised proposals prior to a new application being submitted. On this basis are you agreeable to withdrawing this application?

Regards

Juan Baeza
Team Leader,

Planning Department



T: 01903 737765

E: juan.baeza@arun.gov.uk

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From: Luke Carter [REDACTED]
Sent: 22 October 2021 12:21
To: Juan Baeza <Juan.Baeza@arun.gov.uk>; Julia Mitchell [REDACTED]
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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Dear Juan,

Further to your email below and our subsequent telephone conversation, please accept this email as confirmation that, on behalf of the applicant, we agree an extension of time until the end of November 2021 to enable us to look at the reasons you have raised for not being able to support this application, and, if appropriate for us to submit further or revised information in support of the application in order to address your concerns.

Please could you send to Julia Mitchell, any consultation responses from statutory consultees which raise issues of concern to be addressed? (highways, urban design officer, landscaping etc?)

Sincerely

Luke Carter MRTPI

Lewis & Co Planning

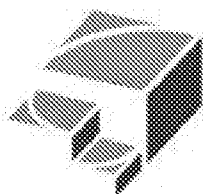


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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 22 October 2021 12:05

To: Julia Mitchell

Cc: Luke Carter [REDACTED] Tim Hickling <Tim.Hickling@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Julia

This application has been assessed and the view is that in its present form it will be refused for the following reasons:

1. By virtue of its scale, bulk and height the development is considered to be out of character with the existing area and the absence of space around the development to provide sufficient landscaping will not mitigate this harm contrary to policies D DM1, D SP1 of the Arun Local Plan and policy 2 of the Rustington Neighbourhood Plan.
2. The relationship of the rear windows of the block of flats and the closest town house garden is such that the proposal is overbearing and result in unacceptable overlooking contrary to policy D DM1 of the Arun Local Plan.
3. There is an under provision of on site car parking to serve the development which will result in an unacceptable adverse highway environment by way of on street parking contrary to the Arun Parking Standards SPD and to policy T SP1 of the Arun Local Plan.

4. There is an inadequate level of outdoor amenity space, as recommended in the Arun Design Guide, proposed by the development to satisfactorily serve the needs prospective residential occupiers contrary to policy D DM1 of the Arun Local Plan.

Rather than receive this refusal you may wish to wish to withdraw the application and resubmit a new application with a revised scheme to overcome the above objections. If this is your desire then please let me know. I will wait till Tuesday 26th October before issuing the decision.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Julia Mitchell [REDACTED]
Sent: 20 October 2021 14:47
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Cc: Luke Carter [REDACTED]; Tim Hickling <Tim.Hickling@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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Hi Juan

I did not hear back from you following the email below. Please may we receive feedback on this application?

Kind regards

Julia

Julia Mitchell MRTPI

Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD


Lewis & Co Planning
senior planning consultants

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From: Julia Mitchell

Sent: 22 September 2021 14:12

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: Luke Carter <[REDACTED]> Tim Hickling <Tim.Hickling@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Juan

Many thanks, we look forward to hearing from you.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD


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senior planning consultants

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>

Sent: 22 September 2021 13:27

To: Julia Mitchell [REDACTED]

Cc: Luke Carter [REDACTED] Tim Hickling <Tim.Hickling@arun.gov.uk>; Daniel Vick <Daniel.Vick@arun.gov.uk>

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Julia

I will be taking this application and I have blocked out some time next week to deal with it.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765

E: juan.baeza@arun.gov.uk

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From: Julia Mitchell [REDACTED]

Sent: 22 September 2021 13:05

To: Juan Baeza <Juan.Baeza@arun.gov.uk>

Cc: Luke Carter [REDACTED]

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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Hi Juan

It is disappointing we were not informed of this.

I hope your meeting went well yesterday. Please may you let me know who our case officer is now?

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD

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From: Juan Baeza <Juan.Baeza@arun.gov.uk>
Sent: 21 September 2021 13:31
To: Julia Mitchell [REDACTED]
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Julia

The contractor who was reallocated this application left the Council. I am meeting this afternoon to find a new officer and will get back to you.

Regards

Juan Baeza
Team Leader,
Planning Department



T: 01903 737765
E: juan.baeza@arun.gov.uk

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From: Julia Mitchell [REDACTED]
Sent: 21 September 2021 09:08
To: Juan Baeza <Juan.Baeza@arun.gov.uk>
Subject: FW: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU
Importance: High

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Good morning Juan

I just received Andrew's out of office. Please may I be updated on the above application. The application was validated in May and I have not received any update or correspondence from the Council since.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD

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From: Julia Mitchell
Sent: 21 September 2021 09:06
[REDACTED]

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Importance: High

Dear Andrew

We really need an update on this application – it was validated in May. Please update me asap.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD



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From: Julia Mitchell

Sent: 04 August 2021 11:31

[Redacted]

Cc: Luke Carter [Redacted]

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Andrew

Please could you provide me with an update on this planning application as we have not heard anything since submission? Have you had a chance to review the submission? If not please may you let me know when you will?

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road
Brighton
BN1 5PD

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town planning consultants

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From: Julia Mitchell

Sent: 05 July 2021 13:47

Cc: Luke Carter

Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Andrew

I was just wondering when you might have a chance to review my email below?

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
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BN1 5PD

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From: Julia Mitchell
Sent: 30 June 2021 11:09
Cc: Luke Carter [REDACTED]
Subject: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

Dear Andrew

R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

We have seen the attached response from the LLFA. Would you be seeking further information as outlined in the response ahead of determination, or would you expect to attach a condition to any consent requesting this information?

Do you know when you expect to provide feedback on the application?

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited
2 Port Hall Road
Brighton
BN1 5PD

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town planning consultants

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