

Hannah Riddle

From: Amy Myer
Sent: 08 November 2021 18:08
To: Nicola Spencer
Cc: Hannah Riddle; Juan Baeza
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU - TASKS TO DO FOR RE-CONSULTATION

Attachments: 117 Sea Lane Rustington-P201 Rev A - Floor Plans.pdf; 117 Sea Lane Rustington-P202 Rev A - Proposed Street Elevations 1.pdf; 117 Sea Lane Rustington-P203 Rev A - Proposed Street Elevations 2.pdf; 117 Sea Lane Rustington-P204 Rev A - Proposed Elevations 1.pdf; 117 Sea Lane Rustington-P205 Rev A - Proposed Elevations 2.pdf; 117 Sea Lane Rustington-P206 Rev A - 3D Views.pdf; 117 Sea Lane Rustington-P208 rev A - 3D Views 3.pdf; 117 Sea Lane Rustington-S301 Rev A - Site Plan.pdf; R.108.21.PL - 117 Sea Lane Rustington - Additional Information.pdf; 117 Sea Lane Rustington-P207 Rev A - 3D Views 2.pdf

Follow Up Flag: Follow up
Flag Status: Completed

Thanks Nicola

I have changed the description of development on the system

Attached are the substitute plans if they can be added onto the case file online please this week by Thursday (as that is when I am putting the new site notices up)

If you could also arrange for it to be re-advertised in the press and for all consultees on the system to be sent a re-consultation.

I'll put the new site notices up end of this week.

And then next week I will need you to add the Tree and Ecology reports to the system once received which I'll forward on then.

Many thanks
Amy

From: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Sent: 05 November 2021 15:56
To: Amy Myer <Amy.Myer@arun.gov.uk>
Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU - TASKS TO DO FOR RE-CONSULTATION

Please forward the information to me and Hannah and we will fit it around our other duties

Nicola Spencer
Technical Support Manager,
Planning Services

T: 01903 737500 Ext 37446
E: nicola.spencer@arun.gov.uk



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From: Amy Myer <Amy.Myer@arun.gov.uk>
Sent: 03 November 2021 22:46
To: Nicola Spencer <Nicola.Spencer@arun.gov.uk>
Cc: Tim Hickling <Tim.Hickling@arun.gov.uk>; Juan Baeza <Juan.Baeza@arun.gov.uk>; Amy Myer <Amy.Myer@arun.gov.uk>
Subject: FW: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU - TASKS TO DO FOR RE-CONSULTATION

Hi Nicola

Can you help me with this please?

There is going to be a lot to organise – I can amend the description of development but can Hannah/Mandy TSU upload the sub-plans and Tree/Ecology Report when they arrive, and also organise the re-advertisement and re-consultation of all previous consultees?

Please let me know how best to manage this

Thanks
Amy

From: Amy Myer
Sent: 03 November 2021 22:40

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

Dear Julia

I have just been allocated this case, however please be assured I have reviewed the historic correspondence and can see it has been with us for some time so am keen to deal with it efficiently. I will need to review the previous advised issues and compare the new scheme and discuss with Juan and Tim to see if it overcomes these issues.

Further to the below correspondence, please could you attach the revised plans by email and send direct to me? Can you also confirm the revised description of development please?

I will then arrange for the description in the system to be amended and the revised plans to be uploaded and for the case to be re-advertised and for Site Notices to be put up for the re-consultation (NB this won't be until end of next week when I am next down on site). This will then need to be consulted on for the statutory 21 day consultation period.

In addition, I note that Juan has stated that an Ecology Report and Tree Report will need to be submitted so we can consult the Tree and Ecology Officer on the scheme impacts.

In view of this, can I request that you forward me the necessary Tree and Ecology Report by Monday 15th November so this can be added to the system shortly after re-consultation starts? In addition, can I suggest we agree an Extension of Time on the current application until Friday 17th December to deal with the application?

Kind regards,
Amy

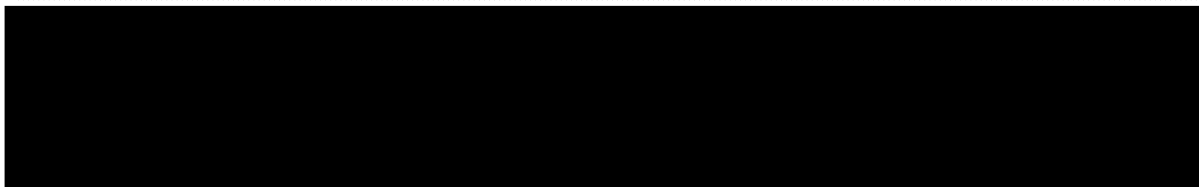
Amy Myer
BA Hons, MSc, MRTPI
Senior Planning Officer
Directorate of Place

T: 01903 737776
E: Amy.Myer@arun.gov.uk

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

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Dear Jaun

Thank you for your email.

How would you like us to formally submit the revised plans? Can this email be taken as confirmation of formal resubmission?

I will liaise with the applicant regarding arranging a tree survey and ecology survey, and the engineer comments, and update Amy.

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: 02 November 2021 16:39

[REDACTED]

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

Dear Julia

These changes may form the basis of overcoming the current reasons of refusal. This will now need to effectively be dealt with as a new application. Can you now please formally submit the revised plans. I would also ask that so that an ecologist and tree officer can be consulted you submit an ecology and tree report. Also to address the holding objection of the Council's engineer you address her concerns in your resubmission.

This case will now be reallocated to Amy Myer with whom you should now correspond with.

Regards

Juan Baeza
Team Leader,
Planning Department

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



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[REDACTED]

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Dear Juan

Please find attached revised floor plans, elevations and 3D images, and an additional statement regarding the planning merits of the above application.

We look forward to hearing further from your department.

Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

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



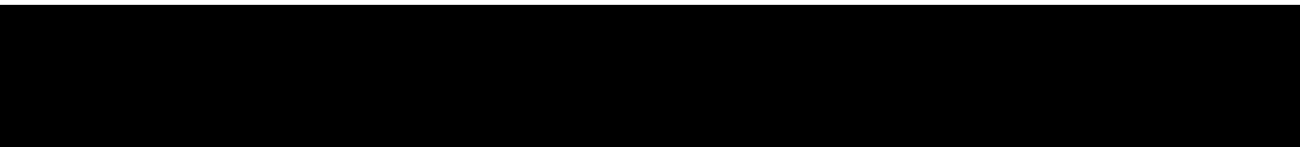
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Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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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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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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

2 Port Hall Road
Brighton
BN1 5PD

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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

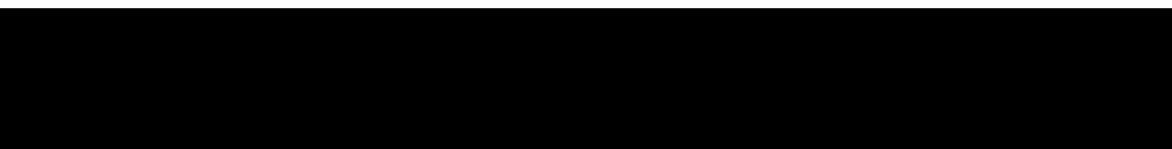
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Dear Juan,

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



2 Port Hall Road
Brighton
BN1 5PD

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

Sent: 22 October 2021 12:05

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

[REDACTED]

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



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town planning consultants

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From: Julia Mitchell

Sent: 22 September 2021 14:12



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

Sent: 22 September 2021 13:27

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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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



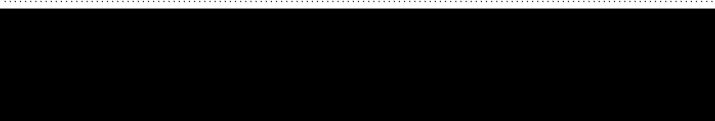
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Subject: RE: R/108/21/PL - 117 Sea Lane Rustington BN16 2RU

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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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
To: andrew.wood@arun.gov.uk

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

To: andrew.wood@arun.gov.uk

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?

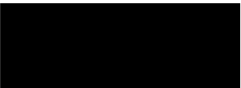
Kind regards

Julia

Julia Mitchell MRTPI
Senior Planning Consultant

Lewis and Co Planning South East Limited

2 Port Hall Road
Brighton
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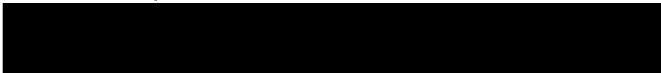
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From: Julia Mitchell

Sent: 05 July 2021 13:47



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
Brighton
BN1 5PD

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From: Julia Mitchell
Sent: 30 June 2021 11:09

[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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