

[REDACTED]

From: Richard Castro-Parker
Sent: 06 December 2018 12:11
To: Planning.Responses
Subject: FW: Application Ref: R/212/18/PL - 12 Churchill Parade, Rustington

Hi,

Please could this email be added to application Ref: R/212/18/PL - 12 Churchill Parade, Rustington. It is from the agent.

Thank you

Richard Castro-Parker

From: Aarti O'Leary [REDACTED]
Sent: 04 December 2018 16:42
To: Richard Castro-Parker
Cc: Juan Baeza; Serena Page
Subject: RE: Application Ref: R/212/18/PL - 12 Churchill Parade, Rustington

Dear Richard

Thank you for your email.

Apologies for any confusion, but the suggestion under Option 2 is to amend the description of development of the current application to read:

"Change of use from A1 (retail) to Class A1 (retail)/ Class A3 (restaurant and café)/ Class D2 (yoga studio)"

This would reflect the approach taken with application ref: R/221/12.

Please could you confirm whether you could approve the current application with the revised description of development.

Kind Regards

Aarti O'Leary
BSc (Hons), MA (Merit), MRTPI
Associate



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6 New Bridge Street
London
EC4V 6AB

[REDACTED]
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From: Richard Castro-Parker [mailto:Richard.Castro-Parker@arun.gov.uk]
Sent: 04 December 2018 16:38
To: Aarti O'Leary
Cc: Juan Baeza
Subject: RE: Application Ref: R/212/18/PL - 12 Churchill Parade, Rustington

Dear Aarti,

Following our telephone conversation I have discussed option 1 and the use of a condition to restrict uses, with the Area Manager and do not consider this to be appropriate. Conditions should not be used to restrict uses, it should be the application that restricts uses. As may uses within the use class order, in particular D2 (Assembly and Leisure) include a multitude of activities(uses) within them (all with varying impacts). when applying for a change of use the specific use should be stated in the description. This allows the specific impacts of any use to be taken into account based on the submitted details.

Therefore, In this case it is considered that a condition listing uses within Class D2 that can not be carried out at 12 Churchill Parade, is not considered appropriate or reasonable.

With regard to option 2, the change of use application ref: R/221/12 stipulates the use within the D1 use class that they are seeking permission for. As such, it is not considered to be similar to the blanked D2 being applied for regarding application Ref: R/212/18/PL - 12 Churchill Parade, Rustington. Additionally I consider that this application does not impose any conditions that would mitigate the concerns raised regarding your client's application.

In order for an Officer recommendation for approval to be made it is considered that the D2 use be removed from the description. As such, if you want to remove the D2 use as proposed I would require an email stating that that is what you/your client want(s).

Yours sincerely

Richard Castro-Parker
Senior Planning Officer (Contract)
Arun District Council

From: Aarti O'Leary [REDACTED]
Sent: 04 December 2018 15:58
To: Richard Castro-Parker
Cc: Serena Page
Subject: Application Ref: R/212/18/PL - 12 Churchill Parade, Rustington

Dear Richard

Thank you for your call yesterday evening, which my colleague Alex has relayed the details of this morning.

Your concerns regarding an unrestricted Class D2 uses are noted. However, given the size of the unit (136.1sqm), it is unlikely that any 'inappropriate' Class D2 uses could be accommodated there.

We consider that there are two options for addressing your concerns:

1. Imposing a condition specifying the uses that would not be considered appropriate; or,

2. Adopting a similar approach to that taken for consent ref: R/221/12 at 5 The Street, Churchill Parade, BN16 3DJ, where a “change of use from retail (A1 shops) to dental surgery (D1 non-residential institution)” was approved.

If option 2 is progress, we would proposed to amend the description of development to read:

“Change of use from A1 (retail) to Class A1 (retail)/ Class A3 (restaurant and café)/ Class D2 (yoga studio)”.

We would be grateful if you could advise which of the above options would be preferred.

We look forward to hearing from you.

Kind Regards

Aarti O’Leary
BSc (Hons), MA (Merit), MRTPI
Associate



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