

Sent: 11 December 2018 14:52
To: Richard Castro-Parker
Cc: Serena Page
Subject: 12 Churchill Parade (Ref: R/212/18/PL)

Hi Richard

Thank you for your voicemail. Just so I'm clear, please could you confirm that the position regarding the proposed servicing hours condition is as follows:

- The proposed restriction on servicing hours is based on restrictions imposed on recent consents for Class A3 uses;
- Other recent consents for Class A1 uses do not restrict the servicing hours;
- The Council's proposed approach would be to amend the condition to specify that the restricted servicing hours would relate to any Class A3 use of the site, but would not apply to a Class A1 use of the site.

If the above position is correct, we would wish to clarify that (even if the restricted servicing hours are applied to a Class A3 use only) they would not correspond appropriately with the operating hours specified in Condition 5.

The current position would preclude deliveries being made before the unit opening time of 08.00, which would not allow for efficient operation. Therefore, allowance should be made for servicing to take place outside of peak hours and prior to the unit's opening time.

In light of this, the applicant wishes to reiterate the request to amend the servicing hours to between 07.00 and 18:00, even if this is applied to an A3 use only.

Please note that we have submitted an application to vary the servicing hours condition on consent ref: R/209/18/PL and would seek to secure a consistent approach for both sites.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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Dear Richard

I am the agent for the above application, and am writing to request a brief update on progress.

In terms of consultations, I note that a response has been received from the Economic Development Team.

Please could you advise who else has been consulted on the application.

I note that the consultation period ends on 25th October 2018 – after this date, is it likely that the application might be written up expeditiously if no objections have been received?

In the event that no objections are received, would the application be determined under delegated powers?

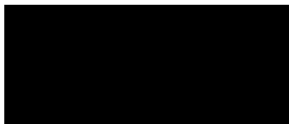
Many thanks for your assistance and I look forward to hearing from you.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
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EC4V 6AB



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Hi Richard

Can you please provide the agent with an update.

Thanks

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Juan Baeza

Sent: 30 November 2018 10:45

To: 'Aarti O'Leary'

Cc: Fiona Fitzgerald; Anita Gardner; Richard Castro-Parker

Subject: FW: Planning Decision on R/209/18/PL : 130 The Street

Dear Ms O'leary

I am happy for you to submit an application to vary condition number 3 as you have suggested. This will tally up with the legal advice we have received regarding the status of the decision notice. However, in respect of condition number 6 this was a condition suggested by my environmental health colleague Fiona Fitzgerald with whom you will need to liaise to agree on a way forward if you wish this condition varied.

Richard Castro-Parker is the case officer for R/212/18/PL who I will ask to update you on the progress of this application.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltrovers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



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From: Aarti O'Leary [REDACTED]

Sent: 29 November 2018 17:06

To: Juan Baeza

Cc: Anita Gardner; Richard Castro-Parker; Serena Page

Subject: RE: Planning Decision on R/209/18/PL : 130 The Street

Dear Juan

Following my email of 27th November 2018, below, the applicant wishes to discuss the possibility of addressing the situation via an application to vary Conditions 3 and 6 on the decision notice for the above application.

The applicant is keen to progress the development expediently and is conscious that the Council's legal team may require some time to establish the legal status of the decision notice.

In light of the length of time that has already passed since the application was submitted on 15th August 2018, it is considered that a variation of conditions application may allow for a more expedient solution.

We would also appreciate an update on the Council's consideration of application ref: R/212/18/PL, which is for a similar proposal.

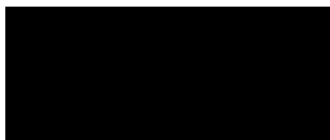
We look forward to hearing from you shortly.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Aarti O'Leary
Sent: 27 November 2018 14:08
To: 'Juan Baeza'
Cc: Anita Gardner; Richard Castro-Parker; Serena Page
Subject: RE: Planning Decision on R/209/18/PL : 130 The Street
Importance: High

Dear Juan

Further to our telephone conversation this afternoon, I write to confirm the details of our discussion, noting that your legal team's advice is awaited on the status of the issued decision notice for the above application.

The pre-commencement condition (Condition 3) on the decision notice for the above application, as currently worded, would require the submission of full details of any proposed ventilation extract system prior to commencement of a Class A1 use of the site.

This would not be relevant or necessary for a Class A1 use. Therefore, we are seeking the applicant's agreement to amend the wording of the condition to read:

"A Class A3 use of the site shall not be commenced until details of any proposed ventilation extract system to discharge odours, fumes and noise from the cooking process has been submitted to and approved by the

Local Planning Authority. The associated equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority”.

In addition, we request that Condition 6 on the issued decision notice is amended to read:

“Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00”. This would allow sufficient time for morning deliveries to be made outside of peak hours and in advance of the proposed opening time of 08.00.

Once we have received confirmation that the applicant is content with the proposed amendment to the pre-commencement condition, we shall advise further.

In the interim, we would be grateful if you could confirm that the proposed amendments to Conditions 3 and 6 would be acceptable.

We look forward to hearing from you on this matter, and receiving your legal team’s response in due course.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
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EC4V 6AB



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From: Juan Baeza [REDACTED]
Sent: 27 November 2018 13:11
To: Aarti O’Leary
Cc: Anita Gardner; Richard Castro-Parker; Serena Page
Subject: RE: Planning Decision on R/209/18/PL : 130 The Street

Dear Aarti

Following receipt of your emails we have referred them to our legal team for their advice. However, if the advice is that the decision is null and invalid and that a new application would need to be submitted I must advise you that without your agreement to the pre commencement condition we would very likely be refusing a resubmitted application.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun’s web site at www.arun.gov.uk



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From: Aarti O'Leary [REDACTED]
Sent: 27 November 2018 12:35
To: Juan Baeza
Cc: Anita Gardner; Richard Castro-Parker; Serena Page
Subject: FW: Planning Decision on R/209/18/PL : 130 The Street
Importance: High

Dear Juan

Further to the email below and the voicemail messages left with you and Anita earlier this morning, we write with regard to the attached decision notice for the above application, which appears to have been issued contrary to the requirements of the Town and Country Planning Act 1990.

Section 100ZA (5) of the Town and Country Planning Act 1990 stipulates that *"planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition"*.

The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018, which came into force on 1st October 2018, require local planning authorities to give applicants notice in writing that the authority intends to grant planning permission subject to the pre-commencement conditions specified in the notice.

Although the attached email from Anita Gardner (dated 15th November 2018) mentions the potential for approving the application subject to conditions suggested by the Environmental Health team in the attached email (dated 17th October 2018), it does not follow the form of the official written notice as prescribed by the Pre-Commencement Conditions Regulations 2018.

In any event, it was made clear in the attached email from DWD (dated 16th November 2018) that the applicant does not agree with the suggested pre-commencement condition, thereby meeting the requirement in the Regulations for a 'substantive response' to be submitted within 10 working days of the date of the authority's written notice.

As outlined in the email below, the decision notice that has been issued is not considered to be valid in light of the requirements of the Town and Country Planning Act 1990 and the Pre-Commencement Conditions Regulations 2018.

Accordingly, we wish to discuss the matter with you as a matter of urgency to determine how the situation can be rectified.

To assist discussions, we reiterate below our requested amendments to the conditions included on the decision notice :

- Condition 3 -- As currently drafted, the condition would preclude an A1 use of the site without the prior submission of ventilation extract system details, which would not be necessary for the proposed use. Therefore, to ensure the condition meets the 'tests' for planning conditions, this should be re-worded to read *"Prior to the installation of any proposed ventilation extract system to discharge odours, fumes and noise from the cooking process, details of such a system to be submitted to and approved by the Local Planning Authority. The associated equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority"*.
- Condition 6 – It is requested that the proposed restriction on deliveries is amended to read *"Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00"*. This would allow sufficient time for morning deliveries to be made outside of peak hours and in advance of the proposed opening time of 08.00.

The applicant notes the authority's amendment of other conditions on the planning permission, which reflect the requested changes set out in DWD's email of 16th November 2018.

It should be noted that the applicant is awaiting consideration of a similar application at 12 Churchill Parade, Rustington (ref: R/212/18/PL). The Environmental Health team's comments were duplicated for both schemes and, therefore, the matters raised in this email would also be relevant to the 12 Churchill Parade scheme. In light of this, the case officer for that application has been copied in to this email.

We look forward to hearing from you at your earliest convenience.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Aarti O'Leary
Sent: 26 November 2018 18:02
To: 'planning.responses@arun.gov.uk'
Cc: 'richard.castro-parker@arun.gov.uk'; Serena Page
Subject: RE: Planning Decision on R/209/18/PL : 130 The Street
Importance: High

Dear Anita

I would appreciate the opportunity to discuss the attached decision notice with you at your earliest convenience tomorrow (27th November 2018).

The pre-commencement conditions included on the decision notice have not been agreed in writing by the applicant, which is now a requirement imposed by the The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, which came into force on 1st October 2018.

Therefore, the decision notice is not considered to be valid.

This situation needs to be rectified as soon as possible.

For reference, please see the requested amended conditions included in my email dated 16th November 2018, to which I requested your Environmental Health colleague's response on that date and again on 22nd November 2018.

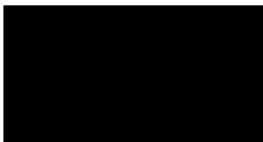
I look forward to discussing this with you tomorrow.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB


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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 26 November 2018 17:03
To: Aarti O'Leary
Subject: Planning Decision on R/209/18/PL : 130 The Street

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

DX 57406 Littlehampton

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Importance:

High

Dear Richard

For completeness, please could you send a copy of the proposed conditions for our review and comment.

Section 100ZA (5) of the Town and Country Planning Act 1990 stipulates that "*planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition*".

The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018, which came into force on 1st October 2018, require local planning authorities to give applicants notice in writing that the authority intends to grant planning permission subject to the pre-commencement conditions specified in the notice.

Therefore, the applicant (via DWD as agent) needs to receive the Council's written notice of the intention to impose a pre-commencement condition and specify that condition in the notice.

The applicant did not agree to the pre-commencement condition imposed on consent ref: R/209/18/PL, which is now the subject of a variation of condition application.

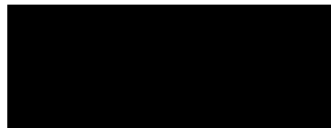
We look forward to receiving the required notice and a list of the proposed conditions at your earliest convenience.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Richard Castro-Parker [REDACTED]
Sent: 07 December 2018 17:20
To: Aarti O'Leary
Subject: RE: 12 Churchill Parade (Ref: R/212/18/PL) - Draft Condition

Dear Aarti,

The conditions I have imposed are exactly the same as those imposed upon 130 Churchill Parade R/209/18/PL

Yours sincerely

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

From: Aarti O'Leary [REDACTED]
Sent: 07 December 2018 15:27
To: Richard Castro-Parker
Subject: 12 Churchill Parade (Ref: R/212/18/PL) - Draft Condition

Hi Richard

Just a brief reminder request for the draft conditions to be circulated for our review prior to determining the application.

Kind Regards

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

Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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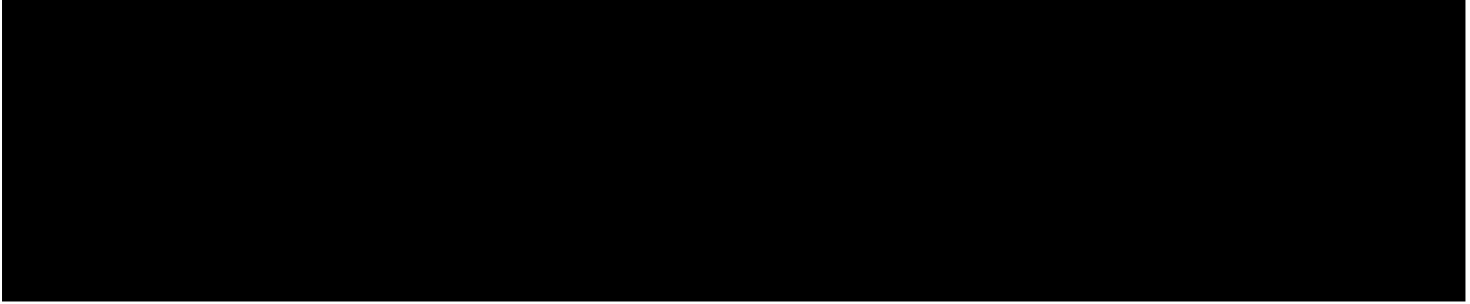
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Dear Aarti,

I am still looking into the time limit for deliveries condition. As such I am requesting an extension of time until Wednesday next week (19th Dec 2018). I believe that a condition allowing deliveries at 7.00am is acceptable. However as there are flats above I consider a later time for deliveries on Bank Holidays to be appropriate. Once I have compiled the exact wording for the condition I will e-mail you .

Please feel free to get in contact regarding this matter.

Yours sincerely

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

From: Richard Castro-Parker
Sent: 11 December 2018 17:10
To: Juan Baeza
Subject: RE: 12 Churchill Parade (Ref: R/212/18/PL)

Hi,

Further to my earlier email please see the confirmation from the agent below. I am looking into this matter.

Thank you

Richard Castro-parker

From: Aarti O'Leary [REDACTED]
Sent: 11 December 2018 14:52
To: Richard Castro-Parker
Cc: Serena Page
Subject: 12 Churchill Parade (Ref: R/212/18/PL)

Hi Richard

Thank you for your voicemail. Just so I'm clear, please could you confirm that the position regarding the proposed servicing hours condition is as follows:

- The proposed restriction on servicing hours is based on restrictions imposed on recent consents for Class A3 uses;
- Other recent consents for Class A1 uses do not restrict the servicing hours;
- The Council's proposed approach would be to amend the condition to specify that the restricted servicing hours would relate to any Class A3 use of the site, but would not apply to a Class A1 use of the site.

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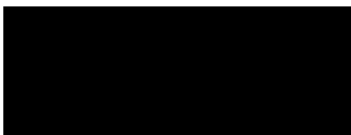
Please note that we have submitted an application to vary the servicing hours condition on consent ref: R/209/18/PL and would seek to secure a consistent approach for both sites.

Kind Regards

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



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Dear Juan

Thank you for your email confirming your agreement to the proposed approach to vary condition 3 on consent ref: R/209/18/PL, which we shall relay to the applicant.

We shall liaise with Fiona in respect of condition 6 to seek agreement on appropriate delivery times for the proposed use.

Kind Regards

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



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EC4V 6AB

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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]
Sent: 30 November 2018 10:45
To: Aarti O'Leary
Cc: Fiona Fitzgerald; Anita Gardner; Richard Castro-Parker
Subject: FW: Planning Decision on R/209/18/PL : 130 The Street

Dear Ms O'leary

I am happy for you to submit an application to vary condition number 3 as you have suggested. This will tally up with the legal advice we have received regarding the status of the decision notice. However, in respect of condition number 6 this was a condition suggested by my environmental health colleague Fiona Fitzgerald with whom you will need to liaise to agree on a way forward if you wish this condition varied.

Richard Castro-Parker is the case officer for R/212/18/PL who I will ask to update you on the progress of this application.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road,



From:
Aarti

O'Leary [REDACTED]

Sent: 29 November 2018 17:06

To: Juan Baeza

Cc: Anita Gardner; Richard Castro-Parker; Serena Page

Subject: RE: Planning Decision on R/209/18/PL : 130 The Street

Dear Juan

Following my email of 27th November 2018, below, the applicant wishes to discuss the possibility of addressing the situation via an application to vary Conditions 3 and 6 on the decision notice for the above application.

The applicant is keen to progress the development expediently and is conscious that the Council's legal team may require some time to establish the legal status of the decision notice.

In light of the length of time that has already passed since the application was submitted on 15th August 2018, it is considered that a variation of conditions application may allow for a more expedient solution.

We would also appreciate an update on the Council's consideration of application ref: R/212/18/PL, which is for a similar proposal.

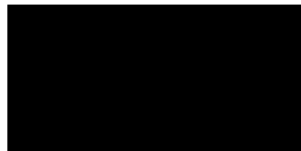
We look forward to hearing from you shortly.

Kind Regards

Aarti O'Leary
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Associate



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From: Aarti O'Leary

Sent: 27 November 2018 14:08

To: 'Juan Baeza'

Cc: Anita Gardner; Richard Castro-Parker; Serena Page

Subject: RE: Planning Decision on R/209/18/PL : 130 The Street

Importance: High

Dear Juan

Further to our telephone conversation this afternoon, I write to confirm the details of our discussion, noting that your legal team's advice is awaited on the status of the issued decision notice for the above application.

The pre-commencement condition (Condition 3) on the decision notice for the above application, as currently worded, would require the submission of full details of any proposed ventilation extract system prior to commencement of a Class A1 use of the site.

This would not be relevant or necessary for a Class A1 use. Therefore, we are seeking the applicant's agreement to amend the wording of the condition to read:

"A Class A3 use of the site shall not be commenced until details of any proposed ventilation extract system to discharge odours, fumes and noise from the cooking process has been submitted to and approved by the Local Planning Authority. The associated equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority".

In addition, we request that Condition 6 on the issued decision notice is amended to read:

"Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00". This would allow sufficient time for morning deliveries to be made outside of peak hours and in advance of the proposed opening time of 08.00.

Once we have received confirmation that the applicant is content with the proposed amendment to the pre-commencement condition, we shall advise further.

In the interim, we would be grateful if you could confirm that the proposed amendments to Conditions 3 and 6 would be acceptable.

We look forward to hearing from you on this matter, and receiving your legal team's response in due course.

Kind Regards

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



Chartered Surveyors & Town Planners
6 New Bridge Street
London
EC4V 6AB



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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]
Sent: 27 November 2018 13:11
To: Aarti O'Leary
Cc: Anita Gardner; Richard Castro-Parker; Serena Page
Subject: RE: Planning Decision on R/209/18/PL : 130 The Street

Dear Aarti

Following receipt of your emails we have referred them to our legal team for their advice. However, if the advice is that the decision is null and invalid and that a new application would need to be submitted I must advise you that without your agreement to the pre commencement condition we would very likely be refusing a resubmitted application.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37765 | External: +44 (0) 1903 737765 | E-mail: juan.baeza@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment – think before you print.

From: Aarti O'Leary [REDACTED]
Sent: 27 November 2018 12:35
To: Juan Baeza
Cc: Anita Gardner; Richard Castro-Parker; Serena Page
Subject: FW: Planning Decision on R/209/18/PL : 130 The Street
Importance: High

Dear Juan

Further to the email below and the voicemail messages left with you and Anita earlier this morning, we write with regard to the attached decision notice for the above application, which appears to have been issued contrary to the requirements of the Town and Country Planning Act 1990.

Section 100ZA (5) of the Town and Country Planning Act 1990 stipulates that *"planning permission for the development of land may not be granted subject to a pre-commencement condition without the written agreement of the applicant to the terms of the condition"*.

The Town and Country Planning (Pre-Commencement Conditions) Regulations 2018, which came into force on 1st October 2018, require local planning authorities to give applicants notice in writing that the authority intends to grant planning permission subject to the pre-commencement conditions specified in the notice.

Although the attached email from Anita Gardner (dated 15th November 2018) mentions the potential for approving the application subject to conditions suggested by the Environmental Health team in the attached email (dated 17th October 2018), it does not follow the form of the official written notice as prescribed by the Pre-Commencement Conditions Regulations 2018.

In any event, it was made clear in the attached email from DWD (dated 16th November 2018) that the applicant does not agree with the suggested pre-commencement condition, thereby meeting the requirement in the Regulations for a 'substantive response' to be submitted within 10 working days of the date of the authority's written notice.

As outlined in the email below, the decision notice that has been issued is not considered to be valid in light of the requirements of the Town and Country Planning Act 1990 and the Pre-Commencement Conditions Regulations 2018.

Accordingly, we wish to discuss the matter with you as a matter of urgency to determine how the situation can be rectified.

To assist discussions, we reiterate below our requested amendments to the conditions included on the decision notice :

- Condition 3 – As currently drafted, the condition would preclude an A1 use of the site without the prior submission of ventilation extract system details, which would not be necessary for the proposed use. Therefore, to ensure the condition meets the 'tests' for planning conditions, this should be re-worded to read *"Prior to the installation of any proposed ventilation extract system to discharge odours, fumes and*

noise from the cooking process, details of such a system to be submitted to and approved by the Local Planning Authority. The associated equipment shall be installed and be in full working order to the satisfaction of the Local Planning Authority".

- Condition 6 -- It is requested that the proposed restriction on deliveries is amended to read "Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00". This would allow sufficient time for morning deliveries to be made outside of peak hours and in advance of the proposed opening time of 08.00.

The applicant notes the authority's amendment of other conditions on the planning permission, which reflect the requested changes set out in DWD's email of 16th November 2018.

It should be noted that the applicant is awaiting consideration of a similar application at 12 Churchill Parade, Rustington (ref: R/212/18/PL). The Environmental Health team's comments were duplicated for both schemes and, therefore, the matters raised in this email would also be relevant to the 12 Churchill Parade scheme. In light of this, the case officer for that application has been copied in to this email.

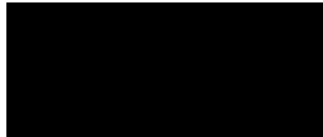
We look forward to hearing from you at your earliest convenience.

Kind Regards

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



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6 New Bridge Street
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EC4V 6AB



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From: Aarti O'Leary
Sent: 26 November 2018 18:02
To: 'planning.responses@arun.gov.uk'
Cc: 'richard.castro-parker@arun.gov.uk'; Serena Page
Subject: RE: Planning Decision on R/209/18/PL : 130 The Street
Importance: High

Dear Anita

I would appreciate the opportunity to discuss the attached decision notice with you at your earliest convenience tomorrow (27th November 2018).

The pre-commencement conditions included on the decision notice have not been agreed in writing by the applicant, which is now a requirement imposed by the The Town and Country Planning (Pre-commencement Conditions) Regulations 2018, which came into force on 1st October 2018.

Therefore, the decision notice is not considered to be valid.

This situation needs to be rectified as soon as possible.

For reference, please see the requested amended conditions included in my email dated 16th November 2018, to which I requested your Environmental Health colleague's response on that date and again on 22nd November 2018.

I look forward to discussing this with you tomorrow.

Kind Regards

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



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6 New Bridge Street
London
EC4V 6AB



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From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]
Sent: 26 November 2018 17:03
To: Aarti O'Leary
Subject: Planning Decision on R/209/18/PL : 130 The Street

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

DX 57406 Littlehampton

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