

From: Anita Gardner
Sent: 28 February 2019 17:22
To: Planning.Responses
Subject: FW: Application Ref: R/290/18/PL - 130 The Street, Rustington

Please re-advertise in accordance with agent's e-mail

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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From: Aarti O'Leary [REDACTED]
Sent: 28 February 2019 16:55
To: Anita Gardner
Cc: Serena Page
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

We have received confirmation from the applicant that the preferred approach would be to extend the determination deadline of the current application to 30th March 2019 and amend the wording of the conditions to match those of consent ref: R/212/18/PL, as follows:

Condition 3 – "The Class A3 (restaurant/café) use hereby permitted shall not be commenced until full 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 has been installed, and is in full working order to the satisfaction of the Local Planning Authority".

Condition 6 – "Deliveries by commercial vehicles regarding the Class A3 (restaurant/ cafe) use hereby permitted, shall only be made to or from the site between 07:00 hours and 18.00 hours Monday to Saturday and at 08:00 - 16:30 Sundays and Bank Holidays without the prior written consent of the Local Planning Authority".

We would be grateful if you could confirm when the application has been re-advertised with the amended condition wording so that we can confirm this with the applicant.

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: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 25 February 2019 14:55
To: Aarti O'Leary
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Aarti,

I had not amended the description because I was waiting to see what advise the environmental health officer gave. They have provided their response today which states "If the applicants want to negotiate on delivery hours on Sundays or bank holidays perhaps the condition in R/212/18/PL could be applied - 08:00 -16:30 Sundays and Bank Holidays."

We would not support unrestricted delivery hours on Sundays and Bank Holidays. I can amend the description of the application to now refer to these times and re-advertise. The description would be as suggested by environmental health and is as follows and the expiry of the advertising period would be 28-03-2019.

Variation of conditions imposed under R/209/18/PL relating to condition 3-rewording of condition to read 'The Class A3 (restaurant/cafe) use hereby permitted shall not be commenced until full details of any proposed ventilation extract system to discharge odours and fumes and noise from the cooking process has been submitted to and approved by the Local Planning Authority, the associated equipment has been installed and be in full working order to the satisfaction of the Local Planning Authority & 6-rewording of condition to read 'Deliveries by commercial vehicles shall only be made to or from the site between 07.00 hours and 18.00 hours Monday to Saturday and 08.00 and 16.30 on Sunday, Bank or other Public Holidays without the prior written consent of the Local Planning Authority.

If you would like a decision on the application sooner it can be determined with the current description and a separate application for Sunday and bank holiday deliveries submitted later.

Please let me know how you would like to progress the application. If the application is re-advertised an extension of time until 30-03-2019 would be required.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Aarti O'Leary
Sent: 25 February 2019 12:15
To: Anita Gardner

Cc: Juan Baeza; Serena Page

Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

I note from the Council's online planning register that the description of development for the above application has not been changed in relation to Condition 6.

Please could you confirm that this has been re-advertised to remove the restriction on Sunday and Bank Holiday deliveries, as per the application form and cover letter?

I note that the agreed extended application deadline is tomorrow, 26th February 2019.

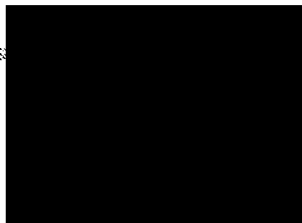
Please could you confirm whether this deadline will be met, or whether a further extension of time is required.

Kind Regards

Mrs 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: Aarti O'Leary
Sent: 14 February 2019 16:45
To: 'Anita Gardner'
Cc: Serena Page
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

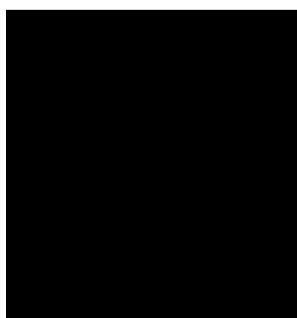
Many thanks for your email. Please accept this response as agreement to an extension of time until 26th February 2019.

Kind Regards

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



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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 14 February 2019 16:42
To: Aarti O'Leary
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Mr O'Leary,

I apologise for the delay in reply. I am still awaiting the comments of the environmental health which I have been advised should be provided by the middle of next week.

I would need time to consider their comments and write my report and would hope to be in a position to issue a decision by the beginning of the following week. I therefore request your agreement to an extension of time on the application until 26-02-2019.

Regards

Anita Gardner

Anita Gardner | Principal Planner, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Aarti O'Leary [redacted]
Sent: 14 February 2019 16:21
To: Anita Gardner
Cc: Juan Baeza
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

Further to my previous emails, please could you provide an update on the above application.

We would be pleased to agree a suitable extension of time with you and would be grateful if you could circulate the relevant form at your earliest convenience.

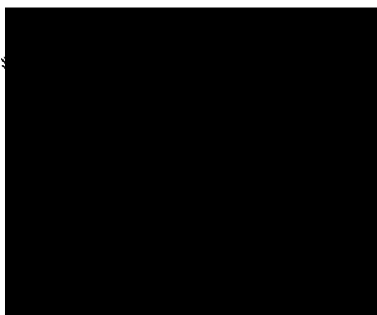
We look forward to hearing from you shortly.

Kind Regards

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



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From: Aarti O'Leary
Sent: 06 February 2019 10:55
To: 'Anita Gardner'
Cc: 'Juan Baeza'
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington
Importance: High

Dear Anita

Further to my previous emails, the applicant has advised that expressions of interest are being received from potential occupiers of no. 130 The Street, Rustington.

Therefore, they need to be able to advise when determination of the above application is likely to take place.

We would be pleased to agree a suitable extension of time with you and would be grateful if you could circulate the relevant form for our completion.

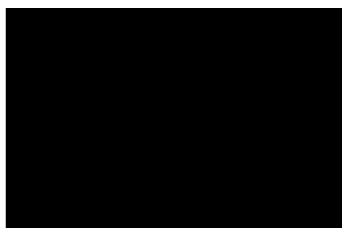
We look forward to hearing from you.

Kind Regards

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



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From: Aarti O'Leary
Sent: 04 February 2019 10:06
To: 'Juan Baeza'
Cc: 'Anita Gardner'
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington
Importance: High

Juan

I have confirmed with the applicant that deliveries on Sundays would be required, hence the application to vary Condition 6 requested its amendment to read *"Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00"*.

Please could you advise whether the application would need to be re-advertised as a result of the mistake made on the description of development, which does not reflect the application form or cover letter.

If this is the case, it may be prudent to change it to reflect the approved delivery times for 12 Churchill Parade (consent ref: R/212/18/PL), which were considered appropriate by the Environmental Health team.

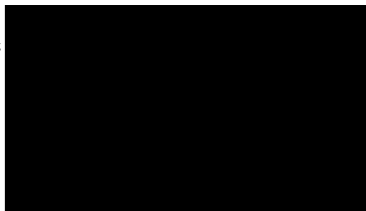
We look forward to hearing from you.

Kind Regards

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



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From: Aarti O'Leary
Sent: 01 February 2019 11:21
To: 'Juan Baeza'
Cc: Anita Gardner; Serena Page
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Juan

Thank you for the clarification.

To avoid any further delay in determining the application, let's stick with the current proposal, which is to amend Condition 6 to read "*Deliveries by commercial vehicles shall only be made to or from the site between 07:00 and 18:00*", as set out in the submitted covering letter and application form.

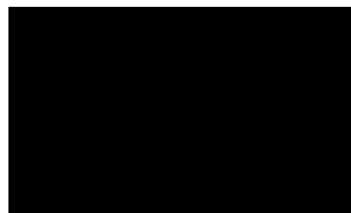
It would appear that a mistake has been made on the description of development, which does not reflect the details of the application form or cover letter.

Kind Regards

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



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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]
Sent: 01 February 2019 11:14
To: Aarti O'Leary
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Aarti

Unfortunately there's no capacity in planning to reallocate. Also given that you are now seeking to reword the description to this application it will need to be readvertised.

Regards

Juan Baeza Area Team Leader – Planning Department, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
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From: Aarti O'Leary [REDACTED]
Sent: 01 February 2019 11:05
To: Juan Baeza
Cc: Anita Gardner; Serena Page
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Juan

Thank you for your email and for raising the delivery times query.

Since submitting the variation of conditions application, we received the approval for 12 Churchill Parade, which included unrestricted deliveries for A1 use and different delivery times for A3 use.

Therefore, we would be grateful if Condition 6 could be amended to match so that it reads:

"Deliveries by commercial vehicles regarding the Class A3 (restaurant/ cafe) use hereby permitted, shall only be made to or from the site between 07:00 hours and 18.00 hours Monday to Saturday and at 08:00 -16:30 Sundays and Bank Holidays without the prior written consent of the Local Planning Authority."

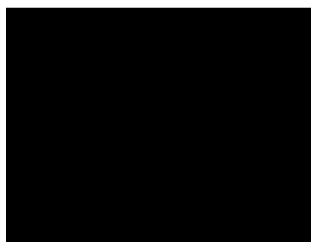
We look forward to hearing from Anita upon her return on Tuesday 5th February 2019, unless the application could be re-allocated to allow the original determination date to be honoured.

Kind Regards

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



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From: Juan Baeza [mailto:Juan.Baeza@arun.gov.uk]
Sent: 01 February 2019 10:55
To: Aarti O'Leary
Cc: Anita Gardner
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Aarti

I know this application was submitted so it dovetails with associated conditions put on R/212/18/PL. Having last spoken to Anita I think we were in a position to approve which means we would not have to wait for EH comment. I will need to speak to her upon her return. Unfortunately she has a number of other apps to write up which are older than this one. When she returns she will be able to give you an indication where yours is and when a report can be prepared. Maybe at that point you can agree an EOT with her.

In passing I see that as described the rewording of condition 6 would not allow any deliveries on Sunday, Bank or other Public Holidays. Was this your intention?

Regards

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

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From: Aarti O'Leary [REDACTED]
Sent: 01 February 2019 10:32
To: Juan Baeza
Subject: FW: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Juan

Further to my email below, I note that Anita Gardner is on leave until 5th February 2019 (the determination deadline for this application).

Given the delay to the applicant that was caused by approving the change of use application (ref: R/209/18/PL) without obtaining agreement to the pre-commencement conditions, which necessitated the current variation of conditions application, we would be grateful if the application could be determined expeditiously.

If possible, we would be grateful if this could be reallocated during Anita's absence so that further delay is avoided.

I have sought confirmation that no objections have been received but have yet to receive a response (including directly from the Environmental Health Officer).

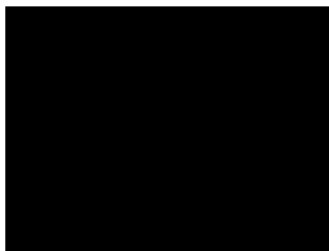
The applicant is keen to see the unit back in active use and would be grateful for your attention to this matter.

Kind Regards

Aarti O'Leary
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Associate



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From: Aarti O'Leary
Sent: 01 February 2019 10:25
To: 'Anita Gardner'
Cc: Juan Baeza
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

Further to my email of 24th January 2019, we would be grateful if you could confirm that the Environmental Health Officer has no objection to the above application.

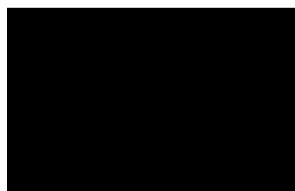
We would be grateful if the application could be determined expeditiously.

Kind Regards

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



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From: Aarti O'Leary
Sent: 24 January 2019 12:09
To: 'Anita Gardner'
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

Following the expiry of the consultation period for the above application, and the fact that no objection has been received, we would be grateful if determination could be expedited.

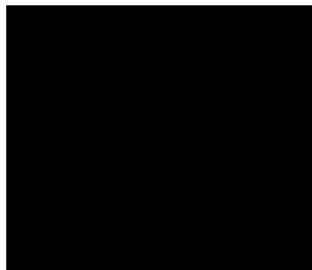
We look forward to hearing from you.

Kind Regards

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



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From: Anita Gardner [mailto:Anita.Gardner@arun.gov.uk]
Sent: 17 January 2019 09:23
To: Aarti O'Leary
Subject: RE: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Aarti,
The response from environmental health remains outstanding
Regards
Anita

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

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From: Aarti O'Leary [REDACTED]
Sent: 17 January 2019 09:00
To: Anita Gardner
Subject: Application Ref: R/290/18/PL - 130 The Street, Rustington

Dear Anita

I note that the consultation period for the above application ends tomorrow, 18th January 2019.

Please could you advise whether you have received a consultation response from your Environmental Health colleagues?

If they are content with the proposed amendments to the conditions, we would be grateful if the application could be determined expeditiously.

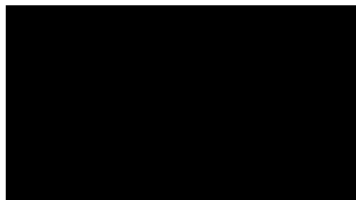
We look forward to hearing from you.

Kind Regards

Aarti O'Leary
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Associate



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