

Lynnyrd Wolfe

From: Andrew Wood
Sent: 10 May 2019 10:15
To: Planning.Responses
Cc: Juan Baeza
Subject: FW: Planning application ref. R/34/19/PL - 4 Broadmark Parade, Rustington
Attachments: Rustington - 2940- PL125B Proposed Roof Plan-PL125.pdf; Rustington - 2940- PL211C Proposed External Elevations-PL211.pdf

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From: Adam Beamish [REDACTED]
Sent: 09 May 2019 10:25
To: Andrew Wood
Subject: RE: Planning application ref. R/34/19/PL - 4 Broadmark Parade, Rustington

Dear Andrew,

As requested please find revised drawings nos. PL125 Rev. B (superceding previously submitted PL125 Rev. A) and PL211 Rev. C (superceding previously submitted P211 Rev. B) detailing screening around the flat roof of the proposed rear extension to minimise any further impact.

I trust that this is acceptable but should you require any further information or clarification please do not hesitate to contact me.

Regards,

Adam

Adam Beamish
BA (Hons), DIP TRP, MRPTI

Beamish Planning Consultancy
[REDACTED]

From: Andrew W [REDACTED]
Sent: 08 May 2019 09:33
To: Adam Beamish [REDACTED]
Subject: RE: Planning application ref. R/34/19/PL - 4 Broadmark Parade, Rustington

Adrian,

I will discuss the issue of highway comments with the powers that be and get back to you.

In the meantime would you mind submitting a further plan showing some kind of visual protection to the roof of the rear extension from the various air cooling and odour removal systems.

While I would acknowledge that the site is commercial in nature there are residential properties above the shops and wider views within the townscape for users of the Waitrose car park who access the high street via the alley close by as well as residential properties 60/70 metres away.

This amendment would not requiring re-consultation.

Thank you,

Andrew Wood MRTPI

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From: Adam Beamish [REDACTED]
Sent: 07 May 2019 18:20
To: Andrew Wood
Cc: Neil Crowther
Subject: Planning application ref. R/34/19/PL - 4 Broadmark Parade, Rustington
Importance: High

Andrew,

Further to our telephone conversation of earlier today, I must come back to you regarding the potential delay in the determination of the above planning application until at least 10th July (when the next Development Control Committee meeting is scheduled for after 5th June) to enable the LPA to obtain a highways response to the Parish Council objection.

The Parish Council objection was received on 20th March (attached for ease of reference), some 7 weeks ago tomorrow. On highway matters, the content of that objection is "the proposed change of use would most certainly attract standing vehicles which would affect the flow of traffic on the public highway".

So what the Parish Council is implying is that customers will illegally park on double yellow lines within a traffic light controlled junction – given that the traffic light controlled junction is directly to the front of the premises and both sides of the carriageway around that junction comprise double yellow lines.

In simple terms, an objection on these grounds is entirely unsustainable, and I am sure that an email dialogue/phone call to the relevant consultee at the Highways Authority would confirm that in a matter of minutes.

I simply cannot accept a further delay to the determination of this planning application (for which the statutory determination date was 15th April 2019) on the basis that the LPA needs to obtain a consultation response from the Highways Authority to such a ridiculous and unsustainable objection. Especially when the application is already well over time and the LPA has had almost 7 weeks to obtain a consultee response to address the highway 'concern' raised by the Parish Council.

There is precisely 4 weeks from tomorrow until the next Development Control committee on 5th June. Whilst I appreciate print deadlines and such like often mean that the Officer report has to be finalised 2-3 weeks prior to committee, that still leaves at least a week to obtain what should be a very quick consultee response from the Highways Authority.

I must therefore ask you to discuss this with your Head of Planning as a matter of urgency and press the Highways Authority for an urgent response so that this planning application can still be referred to Development Control Committee on 5th June as previously agreed.

I look forward to hearing from you as a priority.

Regards,

Adam

Adam Beamish

BA (Hons), DIP TRP, MRPTI

Beamish Planning Consultancy

