

From: [REDACTED]
Sent: 07 May 2022 17:17
To: Anita Gardner <Anita.Gardner@arun.gov.uk>
Cc: [REDACTED]
Subject: RE: R/60/22/PL - Windmill Inn, Rustington

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Dear Anita

Thanks for the below, I can now confirm that the client wishes the application to stay as submitted.

Please find attached Bin Storage detail and also the Cycle Store information as requested. Both are in timber to match the style of the cladding and blend in with the planting / boundary fencing.

Further to a number of comments received from residents I have clarified some of the points raised to hopefully alleviate their concerns:-

- Clarification that the restaurant is going to be for hotel guests / specific functions and not as the current arrangement as part of a public house. This is the same for the bars, which as calculated in the Transport statement the parking provision is sufficient for such use.
- Traffic movements and disturbance to residents particularly in the summer months and evenings when public house customers leave either by car or on foot should be reduced with the proposals. There may be peak activity times when specific functions are running but numbers will be planned for.
- Turning has been allowed for on site for delivery vehicles so these do not have to back out onto or park in Mill Lane with proper demarcated spaces.
- The capacity of the restaurant is shown on drawings as 78 covers purely for fire escape consultations as number sensibly achievable, not as a figure that will be booked on a day to day basis.

- Replacement of trees T1 and T2 was done at this stage of the project so it was guaranteed suitable replacements were conditioned as part of the application. If they were left and ultimately they deteriorated more there would not be any incentive to replace these further on. However I do note neighbours' concerns about the rear of the bin store and it would be possible to extend the vegetation buffer on the eastern boundary fully into this area. It is our client's intention to increase biodiversity on the site.
- Refuse storage is to be in an enclosed secure compound. The paved area to the front is only for collection days to ensure refuse lorries do not have to enter the site. At all other times the bins will be hidden to keep the view from the road as pleasant as possible and reduce the risk of anti-social behaviour with the bins.
- Spa and pool facilities as with all boutique hotels are for the use primarily for hotel users and not the general public.
- The area to the front adjacent to the bar / lounge is mainly landscaping and fire escape access and not a main seating area so less people will congregate and so reduce the potential for disturbance to nearby residents.
- New windows to bedrooms have been located north/south on the rear extension to reduce the possibility of overlooking adjacent gardens in Fircroft Avenue. The only windows close to the boundary are those from the restaurant which are fixed at ground floor level, which should be screened by planting and a high level rooflight from a bathroom.
- The new extension was designed to be 1.5 stories high to be subservient to the existing public house and reduce the impact on the neighbouring properties with high quality materials.

If you need any more information at this time or have any comments yourself please do not hesitate to call.

Regards

Simon

Simon Binns MCIAT BSc (Hons) PDD (Building Cons)
Director



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From: Anita Gardner [<mailto:Anita.Gardner@arun.gov.uk>]
Sent: 29 March 2022 14:41

To: [REDACTED]
Subject: R/60/22/PL - Windmill Inn, Rustington

Dear Simon,

I have picked up your voicemail message. Can you let me know how would you would like the description amended and what changes to the application you would like to make by responding to this e-mail? I will need to discuss any potential amendments with my Team Leader if re-advertising would be required as a consequence of what you are proposing.

I would also appreciate details of the proposed bin store which are not included on the elevation plans and confirmation regarding cycle parking which should be secure and covered. From the site plan it is clear that a small area has been allocated for the use, but no other details have been included in the application. These could be conditioned if the application does receive a favourable recommendation, but do have the potential to impact neighbouring properties so dimensions should be included at this stage.

Regards

Anita

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