

Karen Parsons

From: Anita Gardner
Sent: 26 February 2018 12:27
To: Karen Parsons
Subject: FW: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Please can this EOT be recorded

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: Alistair Flatman [REDACTED]
Sent: 26 February 2018 12:26
To: Anita Gardner
Subject: Re: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Dear Anita

Thanks for the email

I can confirm I am happy with the extension of time until 13 April 2018

I will also request revised plans to address the Burger King point

all the best

Alistair

Alistair Flatman (MRTPI)
Director
Alistair Flatman Planning
[REDACTED]


ALISTAIR FLATMAN PLANNING
... & Planning Approval

On Mon, Feb 26, 2018 at 11:52 AM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Alistair,

The plans do clearly refer to the proposed General Arrangement Plan and Exterior Elevations and should be deleted from the application drawings. The annotation does not state 'possible future extension which will be subject to a separate application'. It implies the extension is included. The application will need to be determined at Committee given the Objection from the Parish Council and the plans could cause confusion.

The next available Committee would be 11-04-2018 and I would therefore be grateful for your agreement to an extension of time until 13-04-2018 to allow for receipt of revised plans and for the application to be determined at this meeting.

Regards

Anita Gardner

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From: Alistair Flatman [REDACTED]
Sent: 22 February 2018 11:02
To: Anita Gardner
Subject: Fwd: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Good morning

I hope you are well

Just following up from your recent email

We are happy with the suggested hours condition

Similarly happy for you to add a standard condition for landscape scheme to be submitted - it can be amended to include reference to solid wall and pest control

We dont have number of sinks to hand at the moment but attached is the spec for sanitary ware if that helps?

We dont have an idea of covers at this stage

As previously advised, there are no external works proposed for BK - this is clear in the application description and would be happy for an informative on the approval to ensure this point is clear

I hope this assists and hope you can now progress the application

all the best

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning




ALISTAIR FLATMAN PLANNING
...a better approach



----- Forwarded message -----

From: **Matt Lawrence**

Date: Thu, Feb 22, 2018 at 9:16 AM

Subject: RE: FW: Proposed KFC at Fontwell - LPA ref WA/88/17
To: Alistair Flatman [REDACTED]

Sorry Alistair

Please see attached

Regards

From: Alistair Flatman [REDACTED]
Sent: 21 February 2018 22:00
To: Matt Lawrence [REDACTED]

Subject: Re: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Evening

Just realised the basin spec wasnt attached - can you resend please so I can reply to the planner

many thanks

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning
[REDACTED]



On Wed, Feb 21, 2018 at 11:21 AM, Matt Lawrence <[REDACTED]> wrote:

Hi Alistair

Please see my comments in red below.

Kind regards

From: Alistair Flatman <[REDACTED]>

Sent: 20 February 2018 16:55

Subject: Re: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Morning Matt

Hope you are well

Please could you have a look at my email from last week regarding Fontwell KFC - planner is after a response and I am keen to keep momentum going

Many thanks for your assistance

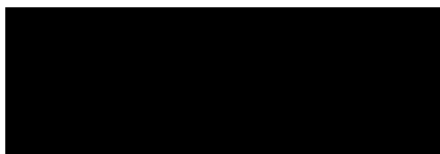
all the best

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning



On Fri, Feb 16, 2018 at 3:41 PM, Alistair Flatman



Afternoon Matt

Hope you are well

Please see email below from the planner at Arun Council re the proposed KFC at Fontwell

I have replied advising that wash basins and covers are not planning matters (she previously agreed the same!) and confirmed there are no external works proposed to BK as part of this application. Please see spec attached for wash basins.

However, if you do have an idea of covers then if you could advise please

I assume you are happy with a landscape condition requiring solid wall and rat traps? Could you speak with Travellodge and confirm they are ok with this? Yes no problem

Finally, hours of operation - I know we were looking for longer but would these work in the first instance so we can secure a consent - we could always seek to revise post approval with a new submission including a Noise Report? Would welcome your thoughts on this. 7am - 10pm works for us

I hope the above assists and look forward to your thoughts

Have a good weekend

all the best

Alistair

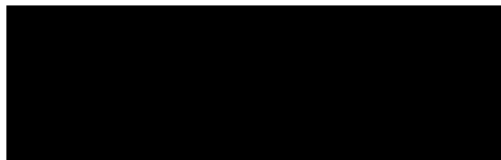
Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning




ALISTAIR FLATMAN PLANNING
...a holistic Approach



Matt Lawrence

Estates Surveyor

Property



Euro Garages Ltd

Euro House | Beehive Trading Park | Haslingden Road

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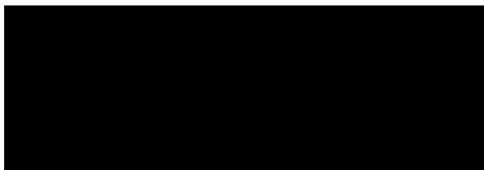


Disclaimer

Matt Lawrence

Estates Surveyor

Property



Euro Garages Ltd

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Blackburn | BB1 2EE | United Kingdom



www.eurogarages.com



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From: **Anita Gardner** <Anita.Gardner@arun.gov.uk>

Date: Fri, Feb 16, 2018 at 11:24 AM

Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

To



Dear Alistair,

Please see the comments from environmental health below. Can you let me have your comments and the additional information requested as soon as possible.

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: Fiona Fitzgerald
Sent: 15 February 2018 13:00
To: Planning.Responses
Cc: Anita Gardner
Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

Dear Anita,

1. It would appear that there are proposed extension/changes planned for the Burger King. This is shown both on the Proposed General Arrangement Plan dwg 217052-A200 and also Proposed Site Layout Plan dwg 217052 A000.
2. Given the close proximity of the site to residential neighbours and the likelihood for noise nuisance, I would recommend that a condition be placed on any permission restricting use from 7am – 10pm. If this can be agreed, then I agree that no further noise assessment would be required.
3. Happy for a condition regarding the boundary/landscaping to be put in place. If the applicant would like to propose such a condition, I would be grateful if the following could be incorporated into it, as I do not have any experience writing landscaping/boundary conditions. My aim with the condition is to ensure that the earth bank is removed, replaced by a solid wall, and that permanent baiting takes place as this is the most severe area of rat infestation:
 - Permanent rat bait stations to be placed adjacent to the wall, on the soil (Travelodge) side. The wall must be of solid brick or concrete construction.
4. Could the applicant respond to points 4 and 5 of the original email please regarding number of covers and wash hand basins.

Many thanks

Fiona

From: Anita Gardner
Sent: 19 January 2018 15:21
To: Fiona Fitzgerald
Subject: FW: Proposed KFC at Fontwell - LPA ref WA/88/17

FYI

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: Alistair Flatman [REDACTED]
Sent: 19 January 2018 15:19
To: Anita Gardner
Subject: RE: Proposed KFC at Fontwell - LPA ref WA/88/17

Thanks Anita

They are our suggested hours. If EHO is more comfortable with a 2230 finish then let me know

I look forward to hearing from you

Kind regards

Alistair

Alistair Flatman MRTPI
Director
Alistair Flatman Planning

On 19 Jan 2018 3:06 pm, "Anita Gardner" <Anita.Gardner@arun.gov.uk> wrote:

Dear Alistair,

I will consult with environmental health and let you know whether a restriction on opening hours as suggested would be satisfactory. My initial view is that it will not. Opening daily 7am to 11pm would be likely to cause a nuisance to neighbours if there are noise issues.

Regards

Anita

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From: Alistair Flatman
Sent: 19 January 2018
To: Anita Gardner
Subject: Re: Proposed KFC at Fontwell - LPA ref WA/88/17

Good afternoon Anita

Many thanks for the email

I have spoken with EuroGarages and can advise as follows:

1. There are no external alterations or extensions proposed to Burger King. There may be an internal refit but no external changes are proposed

2. We would be happy to accept a condition restricting the hours of operation of the KFC and drive thru to 0700-2300. Would that be acceptable - my thoughts are that this would address EHO concerns on movements / noise and also comments raised by residents.
3. With regards the boundary with Travel Lodge - could boundary details / landscaping be conditioned?

I hope the above assists and hopefully the suggested hours conditions negates need for noise assessment. Essentially hours would be as per the 'existing' Little Chef

I look forward to hearing from you

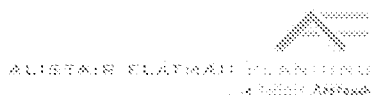
all the best

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning



On Fri, Jan 19, 2018 at 2:36 PM, Anita Gardner <Anita.Gardner@arun.gov.uk> wrote:

Dear Alistair,

For clarity I have reproduced the environmental health officer's comments below with my comments beneath.

1. The application letter states "there are no proposed works to the attached Burger King unit" but the plans show a 48 sq m triangular extension. Which is correct? Is Burger King being extended or not?

This should be clarified

2. I note that the applicant is applying for 24hr use for the drive-thru. However, no indication of how intense the use will be, how many customers, the likely number of cars and times has been provided. Please could this information be provided?

This should be provided

3. Further to point 2, no noise assessment has been undertaken. The application letter states that "given the lack of nearby housing or other sensitive receptor, the proposal will not result in any harm to residential amenity". However, the nearest resident property (measuring from the boundary of BK/KFC car park to the boundary of the residential premises) is only 60m. There are also other houses on the opposite side of Arundel Road at 80m distant that appear not to have been taken into account. Please could a noise assessment be undertaken to provide information on whether or not this proposal is likely to cause detriment to residential neighbours.

This should be provided

4. Can the applicant confirm whether they consider the number of wash-hand-basins in the KFC kitchen to be sufficient (2 no.).

This is not a planning matter, but will need consideration at a later stage and guidance can be given now if included

5. Please could the applicant confirm the number of covers for this premises, so that Environmental Health can assess whether the sanitary provision is sufficient.

This is not a planning matter, but will need consideration at a later stage and guidance can be given now if included.

6. Finally, there is no detail of the boundary works between the proposed premises and the existing Travelodge. There is a current rat infestation, located primarily in the bank between the Little Chef/BK and Travelodge and a large part of the problem is to do with harbourage for rats in this bank, which is riddled with rat holes. This issue is recurrent, and when it happens, severe. Although there is no current evidence that pests are present within the premises, there is a strong potential this this will occur. Given the potential litter issues which may be associated with a drive-thru premises, and the current continued problems with rats in this area, Environmental Health would be very concerned if this issue is not dealt with in this application. I would suggest that the bank be removed entirely and replaced with a wall.

7. If there are no boundary changes proposed this should be clarified and then the application will be considered on this basis

At present, due to the issues raised above, Environmental Health would object to this application.

On the basis that additional information is required and re-consultation will need to take place on receipt can we agree a further extension of time until 01-03-2018?

Regards

Anita Gardner

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From: Alistair Flatman [REDACTED]
Sent: 18 January 2018 11:25
To: Anita Gardner
Cc: Aasim Logde; Nazia Shah
Subject: Proposed KFC at Fontwell - LPA ref WA/88/17

Dear Anita

I hope you are well

I have just been on line to view comments on the above proposal

I note there is a request for additional information from EHO (comment dated 15 Jan) and also a number of local objections. Issues appear to be 24hr use, noise and litter. I note some of the EHO comments relate to number of sinks but would not consider this is a planning matter

I would be grateful if you could advise what additional information you require or any issues that may need clarifying or indeed amending

I note target date is 13 Feb but would be grateful if you could respond at your earliest convenience so I can liaise with my client

I look forward to hearing from you

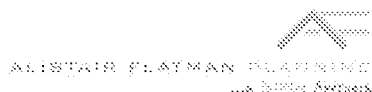
kind regards

Alistair

Alistair Flatman (MRTPI)

Director

Alistair Flatman Planning



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