Keith Morgan

From: Carl Moore [carl@atterburymoore.co.uk]
Sent: 15 October 2009 10:32
To: Keith Morgan
Subject: RE: 68/70 Brighton Road, Lancing ADC/0247/09

Hi Keith.

I have now met with the client and can reply to your comments as follows:-

Parking - Currently the Care Home has 6 patients. The client/owner has two cars and they run the Care Home on a full time basis. The only additional staff they have is at weekends and therefore one additional car. On average there are one or two visitors per day and these are at staggered times as there is no set visiting hours. Some visitors prefer to park off site and walk to the Care Home. The existing property has 5 garages and 10 car parking spaces. Therefore the allegation of 30 cars per day is untrue.

Right of way - the client has a right of way over the access road. I have been informed that there is no mention of public / private use. As you have stated, this is a private issue and not a planning issue.

Boundary - the ownership of the grass verge is confusing. It would appear that the client has a right of way over the grass verges but does not own them. I will therefore revise the os plan and send you a copy. I will also send you a copy of the deed plan showing the right of way. The revised os plan will have no impact on the proposed development.

Name of property - Historically the property was called Golden Sands Lodge, however when the property was combined it was changed to Mermaid Lodge. I will alter the application form and send revised copies.

I hope this clears up these issues, however if you should require any further information then please do not hesitate to contact me.

Kind regards

Carl Moore

-----Original Message-----
From: Keith Morgan [mailto:Keith.Morgan@adur.gov.uk]
Sent: 12 October 2009 16:52
To: carl@atterburymoore.co.uk
Subject: 68/70 Brighton Road, Lancing ADC/0247/09

Carl,

I received a visit today from the owners of the Golden Sands caravan site saying that they intend to object again to the proposal mainly on grounds that the access and parking facilities are inadequate to cater for the amount of extra traffic generated – they claim that at present about 30 cars per day visit your client's Home. [Although not a planning matter, they also claim that yr client only has a right of way over their access from the A259 in connection with use as a private dwelling, not for other purposes and not for any construction vehicles]

They also told me that the red line on the application plan is incorrect (on the south, east and north sides) and includes part of their property as they own the grass verges and bank. They stated that the boundary of your client's property follows the existing boundary walls (ie. the application site is smaller than you have shown by about 3m on all sides other than the west side).

They also state that the application property is called 'Mermaid Lodge', not Golden Sands Lodge as stated on yr application form. They state that their own residence on the caravan site is called Golden Sands Lodge.

Please can you check these matters with yr client and let me have any corrections to the plans and forms.

Regards,

Keith

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