From: Alison Meeus <alison.meeus@westsussex.gov.uk>
Sent: 09 September 2014 15:48
To: Peter Barnett
Subject: RE: AWDM/0980/14 - Bella Notte

Follow Up Flag: Follow up
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Categories: Blue Category

Dear Peter,

Thank you for this and apologies for not getting back to you sooner.

Having reviewed the additional information I can confirm that WSCC are satisfied that the parking provided will be meet the expected demand and raise no objection subject to the conditions attached.

Suggested Conditions

Minor Highway Works
The applicant is advised to contact the Highway Licensing team (01243 642105) to obtain formal approval from the highway authority to carry out the site access works on the public highway.

Cycle parking
Upon the first occupation/commencement of use as a Solicitors Office covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.
Reason: To provide alternative travel options to the use of the car in accordance with current sustainable transport policies.

Car parking space
Upon the first occupation/commencement of use as a Solicitors Office the car parking has been created in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.
Reason: To provide car-parking space for the use

Pedestrian Visibility
Upon the first occupation/commencement of the Solicitors Office pedestrian visibility splays of 2 metres by 2 metres must be provided either side of the proposed dropped crossing onto Brighton Road in accordance with plans and details submitted to and approved in writing by the Local Planning Authority. These visibility splays shall thereafter be kept free of all obstructions over a height of 0.6 metre above adjoining carriageway level or as otherwise agreed.
Reason: In the interests of road safety.

From: Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
Sent: 01 September 2014 14:51
To: Alison Meeus
Cc: SU Local Development
Subject: FW: AWDM/0980/14 - Bella Notte

Dear Alison

Could I please have your comments on the attached survey and parking strategy as soon as possible?

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Planning
Sent: 22 August 2014 11:46
To: 'alison.meeus@westsussex.gov.uk'
Cc: Peter Barnett
Subject: FW: AWDM/0980/14 - Bella Notte

Dear Alison

Peter is on leave please find comments received.

Regards,
Planning

Development Management, Planning, Regeneration and Wellbeing | Adur & Worthing Councils
Location: Portland House, 44 Richmond Road, Worthing, BN11 1HS
External: 01903 221065 | E-mail: planning@adur-worthing.gov.uk Follow us on Facebook and Twitter - or search Adur and Worthing

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From: Gabrielle Wagstaffe [mailto:gabrielle.wagstaffe@gatesandmoloney.com]
Sent: 20 August 2014 15:26
To: Planning
Subject: FW: AWDM/0980/14 - Bella Notte

Dear Sirs,

In the absence of Peter Barnett – please find attached further information requested in relation to our planning application.

Many thanks

Gabrielle Wagstaffe

From: Gabrielle Wagstaffe [mailto:gabrielle.wagstaffe@gatesandmoloney.com]
Sent: 20 August 2014 15:12
To: 'Peter Barnett'
Cc: helen norton
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Peter,

Thank you for your email.

I have now undertaken the parking survey and attach herewith.
In addition I have also prepared the parking strategy and attach it above.

We are happy to pursue an application for the dropped kerb to assist with parking at the front of the property. Please can you confirm how we are actually supposed to do this?
I confirm that the wall next to the parking area is 117cm tall. We can of course have this wall lowered if it will assist with the dropped kerb approval.

I look forward to hearing further from you.

Kind regards

Gabrielle

Gabrielle Wagstaffe
Director & Solicitor
GATES & MOLONEY SOLICITORS
13 SOUTH STREET, LANCING, WEST SUSSEX BN15 8AH
DX 36703 LANCING
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From: Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
Sent: 12 August 2014 13:16
To: 'gabrielle.wagstaffe@gatesandmoloney.com'
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Gabrielle

Further to our email correspondence below, I have now received the comments of West Sussex County Council Highways (see attached). They have raised a number of points and I shall be grateful if you would respond to their queries and provide the information requested. Please send your response to me and I shall forward it to WSCC.

Please contact me if you have any queries.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS

Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Peter Barnett
Sent: 29 July 2014 15:36
To: 'Gabrielle Wagstaffe'
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Gabrielle

Ok. If you wish to provide the parking area at the front you can always apply in the future.

Regards

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Gabrielle Wagstaffe [mailto:gabrielle.wagstaffe@gatesandmoloney.com]
Sent: 29 July 2014 15:31
To: Peter Barnett
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Peter,

Sorry for the confusion but we had not understood the additional complications that we would need to do to drop the kerb. Could we please continue with our application as it is and not add on the new parking area.

The vast majority of our clients live in lancing anyway and don't drive to our office and those that do will have the council car park directly opposite to use.

Many thanks

Gabrielle

From: Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
Sent: 29 July 2014 15:19
To: 'Gabrielle Wagstaffe'
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Gabrielle

Thanks for this information. I had not picked up on the fact that you wish to drop the kerb onto Brighton Road. You will need to provide a plan showing the extent of the dropped kerb and the parking and turning area to be provided. I will need to change the description of the application to include reference to the new access and parking area.

Would you please submit this information as soon as possible.

Thanks

Peter

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
Internal: 1310 | External: 01903 221310 | E-mail: peter.barnett@adur-worthing.gov.uk
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From: Gabrielle Wagstaffe [mailto:gabrielle.wagstaffe@gatesandmoloney.com]
Sent: 29 July 2014 15:13
To: Peter Barnett
Subject: RE: AWDM/0980/14 - Bella Notte

Dear Peter,

At the rear of the property there is space for three cars to be parked (in the fenced area in front of the garage). To the side of the property there is parking where the existing owners have signs. We understand they cannot say Bella Notte only parking but that the signs they have there now are acceptable.

Including the 2 directors there will be ten people in total working from the office. Myself and my co director will use the parking within the grounds of the property as will one other member of staff (however this third car transports two members of staff to work as they are married). Other staff cycle to work hence why we will be putting in the bike rack in the garden. One other member of staff lives locally and another gets the train.

For clients - We were hoping to use the grass verge at the front of the property on the Brighton road which we note the neighbours use as parking (this is why we also asked for permission to drop the kerb in our application). Furthermore there is the large council car park opposite which is free for 6 months of the year and only £1.50 per day in peak season.

Please let me know if you have any other queries.

Kind regards

Gabrielle

From: Peter Barnett [mailto:Peter.Barnett@adur-worthing.gov.uk]
Sent: 29 July 2014 12:41
To: 'Gabrielle Wagstaffe' (gabrielle.wagstaffe@gatesandmoloney.com)
Subject: AWDM/0980/14 - Bella Notte

Dear Gabrielle

In connection with the above application, can you please confirm how many staff will be working in the proposed office and whether they will all drive to work. There does not appear to be any on site parking but I did notice a few reserved spaces at the side of the building in The Terrace. Can you please confirm where staff and customers will park.

I look forward to hearing from you.

Regards

Peter Barnett - Principal Planning Officer, Development Management | Adur & Worthing Council Services
Location: Portland House, 44 Richmond Road, Worthing, West Sussex, BN11 1HS
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