

From: Brian Banister [REDACTED]
Sent: 11 December 2021 10:33
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: Re: Planning Consultation on: AB/139/21/PL

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Thankyou for the consultation. The views of the **Arun District Conservation Area Advisory Panel** are as follows:

Unless something is missing from the planning application website, there is a distinct lack of information regarding the need for the storage container and whether it is required on a permanent basis or for a temporary period only. In addition, there is no Heritage Statement accompanying the application which is surely a national and local validation requirement for planning applications for development within conservation areas.

In the absence of this information the Panel cannot come to a definitive view one way or another, but offer the following observations.

Crown Yard forms one of the three main town centre car parks in Arundel. It is principally used by employees working in, and visitors coming to, the town. As a space its contribution to the character and appearance of the

conservation area is, on the whole, positive given the impressive views it provides out to the historic environment beyond. The curtilage of the car park is formed of an attractive combination of brick and also flint with brick boundary walling.

The proposed steel container will be a large, bland, incongruous and visually alien industrial object located in an area of traditional buildings, structures and materials. Although proposed to be sited in a relatively inconspicuous place within the car park, it will detract from the appearance of Crown Yard and, therefore, also the character and appearance of the conservation area.

The Panel are also concerned at the loss of available public car parking space which becomes very limited in the town during busy periods in the summer.

Having said this, the Panel do understand that the Farmers' Market makes an important contribution to the economic viability of the town and is an attraction for residents and visitors. Its activity and vibrancy makes a distinctly positive contribution to the character of the conservation area and is reflective of the town's historic past as the market centre for the rural hinterland.

The Panel would come to a view of no objection if all of the following matters pertained:

- (1) there is a justified need for a container of this size for the proper running of the Farmers' Market and that it is needed to be located in the town centre,
- (2) it is needed on a temporary basis only until a more permanent and suitably designed storage building can be constructed or facilities found within an existing building in the town centre and that temporary planning permission is granted for the current proposal, say, for an initial period of 3 years and,
- (3) a colour needs to be agreed for the container. No colour is specified in the application and clearly unpainted steel is not appropriate for the historic setting. It is suggested that the structure be painted or coated a dark green which would reduce its visual impact and better relate it to the existing leafy background.

Subject to (1), (2), and (3) above it could be considered that, in accordance with paragraph 202 of the NPPF, the proposal will lead to temporary 'less than substantial harm' to the conservation area and that the limited period of harm is outweighed by the public benefit of the proposal due to the better functioning of the Farmers' Market; the latter making a positive contribution to the viability, vitality, ambience and tourism attractiveness of the conservation area.

Kind regards,

Brian Banister

On behalf of ADCAAP

On 3 Dec 2021, at 14:48, planning.responses@arun.gov.uk wrote:

To: **Mr Brian Banister(CAAC)**

NOTIFICATION FROM ARUN DISTRICT COUNCIL

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Planning Permission

Application No: AB/139/21/PL
Registered: 3rd December 2021
Site Address: Crown Yard Car Park River Road Arundel BN18 9JL
Grid Reference: 501841 107019
Description of Works: Storage container in one bay of the Crown Yard car park to store the stalls for the monthly Arundel Farmers Market.. This application affects the character & appearance of the Arundel Conservation Area and is in CIL Zone 2 (Zero Rated) as other development.

The Council have received the above application.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 9th January 2022 . You can also monitor the progress of this application through the Council web site:

<https://www.arun.gov.uk/planning-application-search>

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website <https://www.arun.gov.uk/development-plan> as can information on what comments we can consider <https://www.arun.gov.uk/planning-application-comments>

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: <https://acp.planninginspectorate.gov.uk/> but they will protect personal details.

In the absence of a reply within the period stated, I shall assume that you have no observations to make

Yours sincerely

Mrs A Gardner

Planning Officer- Arun District Council

Telephone: 01903 737529

Email: Anita.Gardner@arun.gov.uk

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<http://www.arun.gov.uk>

DX 57406 Littlehampton

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