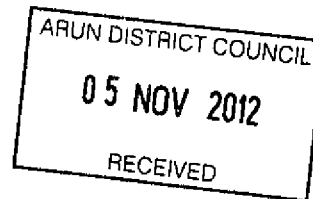


4The Cornfields
Westergate
Chichester
West Sussex
PO20 3WH

The Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF



2 November 2012

Dear Sirs

Planning Application AL/107/12

I should like to object to planning application AL/107/12. The reasons for my objections are detailed below:

Proposed Cladding and Windows

There does not appear to be any necessity for the building (referred to as the Barn) to be clad or to have windows. The building has existed in its current form for years and its appearance is satisfactory for the purpose that it serves, which was until very recently, primarily the storage of goal posts. The building is to be continued to be use for storage and, as such, there seems to be no necessity to clad in wood or insert windows into the building.

I feel that the proposed cladding would have an unacceptable adverse impact upon both the environment and our family/property for the following reasons:

- Fire risk – the north elevation is not enclosed by a fence, as access is required to the door. Wooden cladding would increase the fire risk. There has already been an arson attack on the signal box. The building is located very close to my boundary fence and to neighbours' hedges. Should there be a similar occurrence, then it is almost certain that the signal box, neighbours' hedges and my property would be affected.
- Glare – the signal box is located behind my property. It is cream trimmed with green. When the sun reflects upon the signal box, the glare from the signal box is substantial. If the Barn is decorated the same colour then the impact of this would be doubled.
- Fitting in with the local environment – the building is located at the corner of a recreation field. The immediate environment, other than the signal box, is that of fields, trees, and a few houses. The signal box does not blend in with the environment. It is cream and stands out, even at night

time. To have another building with the same appearance would be unacceptable, especially as it is to be used as a storage facility. There is no necessity for the building to have its appearance enhanced. However, if some decoration were desired, it could be painted green, which would complement both the signal box and the natural environment, or there could be some natural landscaping. The landscaping proposal relating to the condition attached to planning application AL/54/09 suggests creeping Virginia. Would this not be an acceptable alternative?

- Noise and light pollution – the noise that would be generated from the cladding of the signal box and inserting windows would have an adverse effect on our family life. We have thus far endured three years of noise, on and off, from the restoration of the signal box. I do not wish to have to endure further hammering, drilling, and dust generated from the cladding and insertion of windows. Why should we have to suffer further unnecessarily? The barn has electricity and lighting already installed. Given the proposed use of the barn, as storage and changing facilities for the football officials, then there is no requirement for cladding or additional lighting. Given that there are no windows currently within the Barn, it must be presumed that the current lighting was adequate for the purposes the building was previously used for. There are currently two opaque corrugated plastic/perspex 'windows' at either end of the building which, coupled with the existing electric lighting should provide sufficient illumination for purposes of storage and a changing facility. The building which has been used by the Model Railway Club for a number of years and is still being used by the Club, does not have any windows at all. It does not appear therefore that there is a need to install additional windows. Furthermore, the light emitted from the signal box at night is significant; it lights up the corner of the field and can be seen from the far end of the Centre. This is out of keeping with the natural environment. Having four additional windows lit up at night would further increase the light pollution.

Further objections

The Barn was until recently used to store goalposts and other sundry items. Since the applicants have 'taken over' the Barn, the items which were previously in the Barn, are now located outside within the enclosed area. The items include: goalposts, a shed and various other items. This is a real eyesore and does not enhance the natural environment; in effect, it looks like a dumpsite. I have been advised that this is a temporary measure but this was over two months ago and nothing has happened. If this becomes a permanent arrangement then there will be an adverse effect on the landscape and potentially an environmental health issue.

The noise currently caused by the internal renovations is, at times, unacceptable. The clearing out of the Barn commenced back in August and since then there have been several instances of loud noise. The barn is a 'hollow' building and any noise from within resonates outside. This is made worse by the barn door being open, on occasions, when it is occupied by the personnel currently undertaking repairs. It is possible to hear voices when the building is occupied. In addition, we have had to listen to the sound of tiles being chipped off the current changing room walls, hammering, and more

recently loud drilling. These activities have taken place during weekdays, mainly Tuesdays and Thursdays, between the hours of 7pm and 10pm and also at weekends. Is this really necessary?

I also remain to be convinced about the necessity of the proposals included within the planning application. The Model Railway Club is to occupy the Signal Box, which was one of the primary reasons cited on the application AL/54/09 to support the re-location of the signal box. The signal box has sufficient space for the Model Railway Club to undertake its activities and to store its tracks. The Club still have their existing buildings within the Centre (as they are still using them and I believe can renew the lease of these). These buildings, along with the Signal Box, are more than adequate for their purposes. In addition, there are already existing changing facilities for the football club. The changing facilities within the barn have not been in use for years and I do not believe there is a real need to re-instate these. The proposals therefore are not providing a facility which does not exist elsewhere.

My other concern with regard to the proposals lies mainly with the workbenches proposed. Given the comments above relating to noise, using the Barn as an effective workshop and informal meeting area (the club have already stated that this is one of their current activities), would mean that we would be subjected to further noise and disturbance. Given that there are no conditions relating to times or frequency of use, this could be everyday until 11pm. My fear is that the Barn would, in the course of time, effectively become the Railway Club's meeting place, and that the Signal Box would then be used for other purposes, ie. sublet for other activities. This would have an unacceptable adverse impact upon the families within the immediate locality of the Barn and the Signal Box. The plans submitted give no indication of measures which would be put in place to ensure that local residents and other users of the Centre would not be adversely affected. I had been advised that the barn would be soundproofed and that false ceilings would be fitted etc. and that hours of use would be limited. However, the planning application gives no indications of such measures or conditions.

I also worry about the potential future impact of a change of use of the Barn. If the use is changed from a storage facility and the Model Railway cease to use the Barn, there would be potential for the building to be occupied by someone else and the class given exploited so that the effect would be severely detrimental to the peaceful enjoyment of our property.

The planning application itself appears to be misleading in certain respects. The plans relating to landscaping are not a true representation in my view. They also omit to show the ditch to the eastern boundary. However, given that this has been mainly infilled in the last couple of years, I can understand why this may be the case.

The description of the proposal states there to be minor alterations to the storage barn. In my view, the proposed works previously indicated to me are major works which would take several months to complete or even longer if the Signal Box restoration is to be used as a comparison. The planning application also states that works have not commenced. The internal reparations have been ongoing for some time. There is also note of a soakaway to be used to dispose of surface water. I presume that this relates to the soakaway within the planning application AL/54/09. To this date, we are not aware of the

location of this soakaway as it does not appear to be located within the proposed position of the condition presented to Arun District Council (north west corner of field).

I apologise for the length of this objection letter. However, given recent experience, I feel it necessary to highlight my concerns of both the present and potential future impact the proposal, in its current format, would have. I have already highlighted my concerns to the applicant regarding the cladding, windows, workbenches and noise but it appears, from the application submitted and current impact the reparations are having, these have not been taken into account. I hope that you will take into consideration the above when reviewing the application presented.

Yours faithfully

