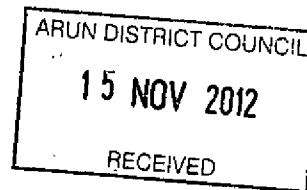


POST 116



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Westergate
Chichester
West Sussex
PO20 3WH

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

9th Nov 2012.

Dear Sir/Madam,

Planning Application AL/107/12

I would like to object to the planning application above.

I would like to bring your attention to several items on the planning application itself as I feel some of the sections may have not been answered correctly and maybe misleading. I feel that as these are part of the application then they should be addressed. These may only seem minor but are an integral part of the application so I feel they should be highlighted so you have a greater picture of the proposal and the application itself.

The description of the proposal is of minor internal alterations, high level windows to an elevation and timber cladding to the outside of the building. I cannot see how anyone can call renovating a changing room, the placement of a suspended roof, creating secure storage sections, soundproofing of walls (which will need a fascia over it to hold it in place) minor alterations. These are the works advised to me, although there is no notification of this in the application. That's just the internal work and I have no doubt that there will be other things to be done. With the addition of the windows and external cladding this becomes a major piece of work. Something that is not highlighted is the current state of the barn, holes in the walls that would have to be dealt with possibly due to age or subsidence as well as the gap from the walls to the roof section. This is required to make it watertight for the proposed use. Not quite minor building works. I also ask the question regards the components of which the building is made of. Due to the age of the building i

believe that there are components that may put people's health at risk that have not been highlighted, I understand that the building contains Asbestos. I have concerns about the affect it could have on health grounds if it is not dealt with appropriately.

The next question on the proposal asks "Has the building, work or change of use already started" This section states "no". This is not a true fact as work has been ongoing for nearly two months prior to the application going in and on the back of this I have had to call around as it has woke my daughter up on at least two separate occasions. This was due to the noise reverberating around the barn while they have been drilling, and hammering tiles off walls till late in the evening at times (21.20).

Biodiversity. it asks if there are any protected or priority species with an answer of "no". The true answer is "yes", on land adjacent to or near the proposal development, maybe even on the site, these being Bats and Stag beetles

Trees and Hedges, It asks if there are any trees or hedges on land adjacent to the proposal. Answer "no". I `am not quite sure what that thing growing at around four feet away from the barn and around 30 feet high is but it does sure look like a tree to me which is within the compound area. So does the Tree which was not highlighted comply with GEN 7 of the Arun Local District Plan? Or do we just ignore this little thing and any other little thing that may not have been highlighted?

Hours of use. There are no timings stipulated in the application so would this become a free for all.

Foul Sewage. It is asked how the sewage will be disposed of? The answer given is N/A yet there is a toilet which is being or has been repaired for use. So where does it go when they flush it?

Assessments of flood risk. There is /was a drainage ditch which ran along the back of the Barn north to south. This seems to have been filled in for some unknown reason with rubble which was laid down over the past year or two which may not have helped regards recent flooding along the neighbour's gardens. It also states that the surface water will run into a soakaway. Is this in place or not.

These are things that the Applicant does not seem to have addressed or answered correctly within the application. I felt that it needed to be highlighted as I personally found some things misleading and don't give a true overview of the building and area in which it sits.

Other concerns regards the application are:

They want to clad the barn to marry up with the signal box. My question is, what about marrying up with the surround buildings? The ratio of buildings is around four to one in favour of domestic dwellings which are in the main brick built and blend into the landscape, yet they are seeking cladding of yellow and green which will be very visual. I don't think it is acceptable that a few should have priority over the residents that live around it and would have to look at it on a daily basis. There could also be a reflection from the cladding when the sun hits it which could create an unacceptable glare back into some dwellings.

There is also the risk of Fire as the Building is not fully enclosed within the surrounding compound and they wish to place wood all around it. Even if the wood is treated it will still have a relative low flash point compared to the block structure.

Noise pollution could be a major facture as well. Over the past 3 years we have suffered at times with noise from the works on the Signal Box at which we have never really complained. Even when the box was burnt down and it had to be rebuilt we accepted it to an extent even though I work nights and sleep in the back and have been woken up many times by the ongoing works. After 3 years I feel we deserve a bit of peace and tranquillity not another 12 months of ongoing noise, and that's if it is done within the time scale talked about as these things tend to run over. No one seems to accept that the noise reverberates around the building and is therefore amplified outwards. No amount of sound proofing can block the noise from the building because there will always be a gaping hole around the sliding doors and the high roof will amplify the noise. I have been told that the club will use hammers, saws and hand held drills during their meetings, which are to be held on Tues and Thurs evenings until 9.30 pm as per their newsletter. These are noisy activities as per ADC guidance Re: small scale building works. I would think that these activities although not building works are noisy activities and they should be treated per ADC guidance (I have experienced this first hand already).

Question 3. On the application states that it is going to be "providing sports changing facility and model railway club storage" What about the works centres they wish to put in situ. Would this then lead to an informal meeting place where they all get together rather than use the Signal Box (which was in a previous proposal)which is supposed to be their meeting room.(There are also rooms within the centre which can be used for meetings). There also seems to be no time constraints placed on the application this allowing a fee for all. It also seems that they are highlighting the sports changing room side of things. I

myself wonder what the sports section has done for the past few years regard getting changed. I can tell you they have used the changing facilities at the back of the main building which is more central to the fields. It seems that they have never had need to use the Barn as changing facilities or they would have upgraded them themselves. They were just used for storage.

Is this just a guise for self use by the BRMRC.

I feel that there are several areas within the Arun District Local Plan under policies GEN 7, GEN 32 and GEN 33 for this planning application to be rejected. I would kindly request that you consider all the above when you come to your decision and take into account the homeowners who live around the Barn and would be have to see it on a daily basis and should not have to put up with more building works for another 12 months, especially when there does not appear to be any necessity for these to be undertaken.

Yours Sincerely,

