

Karen Lewer & Paul Mullen
Willow Cottage
147 Marsh Lane
Easthampnett
Chichester
PO18 0JW

Your Ref: OWPC13709
Our Ref: AL/23/17/DOC 10-03-2017
Please ask for:
Mr S Davis

25th April 2017

Dear Sir/Madam

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

Application for approval of matters reserved by condition imposed under AL/47/14/PL relating to condition No. 6 (Landscaping scheme), 7 (Plot boundary fences), 8 (Surface water drainage), 9 (Scheme to improve current site access) & 10 (Lighting)

Aldingbourne Farm Shop Nyton Road Aldingbourne

Thank you for your internet representation made on 24th April 2017 which has been recorded as **'an objection'** with the comments as follows:

Condition 6: landscaping:

The plan available to view shows very little landscaping and does not include the additional landscaping we have requested along the border to the site that we view from our home. We have requested mature plants to ensure we no longer have to view this site from our home and garden.

Condition 10: lighting:

In the Officers Report under Character and Appearance the last paragraph reads as follows:

'In addition to requiring landscaping, a condition would be imposed to ensure that lighting on the site reflects that on the adjacent site by avoiding the use of floodlights, avoiding night time glare and using timers to restrict lighting during night times.'

It also states in Condition 10 that 'no development shall take place until there has been submitted to, and approved by, the Local Planning Authority, a scheme that details the position, height, design and intensity of all proposed lighting within the site.' This condition has been completely ignored and development as well as lighting has been carried out prior to any lighting scheme having been submitted.

We also take great exception to Simon Davis's reply to the application stating 'we will need to take a view on the proposed use of floodlighting' giving an indication that floodlighting may be approved even though it was clearly stated in the report that floodlighting should be avoided.

We absolutely object to any floodlights, the field of light is not the issue, we are able to see these lights when they are on due to the height and will not entertain the idea of any floodlights being erected and have previously requested that the floodlights that have already been erected - with no permission - are removed. There are no other lights in this area, no street lights, and as detailed in the Officers Report this land is within designated countryside. If the applicant wanted a commercial yard to work on vehicles they should have found land in a more suitable location - the planning permission only allows for vehicles to be worked on Monday to Saturday 09.00 to 16.00 and lighting should therefore not be required. The applicant knew this was a dark location when they decided to develop the land and disregard the covenants in place on the land. We object to any yard lighting.

Furthermore, we are confused by the documents submitted as the proposal for yard lights shows these as being located where the additional plots are supposed to be and this would seem to confirm our opinion that the new plots are not located as shown on the plans submitted.

To use the emergency services reason for needing lighting is complete nonsense, all

emergency services are well able to attend to properties in rural areas and, again, if this was a concern the applicant should have considered a more accessible plot. As each plot will have a 4' high fence to the front with a light on a post at the entrance to the plot there is no need for further lighting under the eaves of each home which will be too high and visible from our home. We request each plot has a maximum of one light at the entrance to the plot and that this light is in keeping with the original permission which allows a fence light at a maximum height of 1m. We also request this light is low wattage to minimise visibility and that all lights are turned off between the hours of 11pm and 7am. Please do not take this objection to mean we accept what has been done to this land, this entire development is not permitted under the covenants placed upon the land and we will be seeking to enforce the covenants.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning