

ALDINGBOURNE PARISH COUNCIL

(covering the settlements of Aldingbourne, Westergate, Woodgate, Norton, Nyton & Lidsey)

Clerk to the Council,
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Mr S Davis
Arun District Council - Planning Department
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

13 June 2013

Dear Mr Davis

Re: Planning Application AL/26/14/PL Easter Cottage, Norton Dairy, Cart Barn East Barn & The Old Stables Old Dairy Lane/Norton Lane PO20 3AF

In consideration of the above application Aldingbourne Parish Council raise
OBJECTION to the development proposals on the following grounds:

1. Inappropriate development

- The existing use of the buildings as tourist accommodation is considered acceptable and in line with the Arun Local Plan saved policies for conversion of rural buildings to business (including tourism) and industrial use in accordance with DEV1
- The conversion to residential use would be contrary to Arun Local Plan saved policy DEV2 with reference to the following paragraphs.

Paragraphs 3.01 states that;

“Proposals for residential use bring few benefits to the rural economy, can result in a suburban character in an area and be detrimental to the building.”

It is considered that the quality of the existing tourist let accommodation would not be suitable as permanent residential accommodation given the high quality of design and appearance that would normally be expected within Norton Conservation Area.

Paragraph 3.02 states that:

“Conversion for industrial and business uses will usually be preferred to residential uses. (Business uses include tourism and tourist accommodation.) The District Council, in determining planning applications for residential conversion will expect a demonstration that other more appropriate uses have been explored.”

It is considered that the economic case presented by the applicant for conversion of the existing buildings from tourist accommodation to residential use is insufficient, lacking in objective detail and that alternative business use has not been fully explored.

2. Incremental development within the rural area.

It is considered that the proposals represent a tactic of incremental development to residential use that would not otherwise be permitted directly from the former use as agricultural buildings.

It is considered that should the development proposals be approved that this would set an unwelcome precedent for other similar applications for change of use of farm or rural buildings within the parish that would erode and undermine the potential to fulfil viable economic business use which would seek to preserve and improve employment opportunities within the parish.

I trust that the issues raised above will be given the proper consideration in the determination of the application proposals as submitted.

Yours sincerely,

Rachel Cornell
Clerk to the Council