

10 JUN 2014

ACTION:

Eve Hearsey BA (Hons) Dip Town Planning
Development & Planning Consultant

45 Valley Road,
Nth. Sompting,
W. Sussex.
BN15 0JP

Arun District Council
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

10th June 2014

Dear Mr Davis

**AL/16/14 – Change of Use from 5no. Tourist Units to 5no. Residential Units (C3) -
Old Dairy Lane, Norton, Aldingbourne, West Sussex PO20 3AF**

I am writing to you regarding consultations you have received in response to the above application. I will respond in date order.

Conservation Area Advisory Committee
Noted.

Cllr. John Charles

Comments noted and reference to his opposition being based on the fact that the site is within a Conservation Area are not understood. An objection to a change of use in a Conservation Area is not a material planning consideration.

WSSC Strategic Planning Consultation

The units being occupied all year round as residential being an intensification of the access, as opposed to tourist is not understood. When the original application(s) were submitted to Arun DC, WSSC Highways were consulted, no objections were raised to the use, and at that time, it was envisaged that the units had the potential for being occupied all the year round by various users. The fact that that has not occurred is the reason for the planning application.

Further, there is a single dwellinghouse to the front of the site (Long Barn) which uses the same access, and there are 6no. B1 units to the rear, which also use the same access. Are WSSC saying that for those units/uses the visibility at the access is acceptable, but for the use of these 5no. units being used as C3 is not?

For highway matter purposes, there is, in fact, no material change from the existing use, plus the single dwelling plus 6no B1 units to the proposed use plus the single dwelling plus 6no. B1 units.

Should the application be permitted, the suggested condition requiring details of the visibility splays is unacceptable, and would be challenged.

WSCC consultation is requiring an additional 2no. car parking spaces to be shown for visitors. Suffice it to say, that can easily be achieved within the site, indeed currently, visitors will often be accommodated on the area to the front of Easter Cottage or Norton Dairy. Should the application be approved, a condition requiring a plan which identifies the 2 additional car parking spaces for visitors, would be acceptable. (The other 9no. Car parking spaces being already identified on the submitted plans.)

However, the consultation seems to also be requiring a plan to show parking spaces for the existing units. This has already been submitted. These car parking spaces have been provided on site **already**, and are in use.

The consultation continues to require items that have **already** been looked at and approved and indeed have been implemented. The units could have lorries visiting on a daily basis for deliveries or removals etc., and the 6no. B1 units to the rear could each have daily lorry deliveries daily also. The turn on site for vehicles, including lorries have been considered on the previous applications by WSCC and should not be asked for again for this change of use application.

Lastly, the 4th point raised regarding refuse collection, there is **already** a weekly dustbin collection being undertaken by Arun DC, (currently on a Wednesday). 2 bins, one for recyclables and the other for household, and bin storage is already shown on the submitted plans, are WSCC looking at the most up to date plans? As with all the residential properties within the street, and in accordance with Arun DC requirements the bins are wheeled to the front of the site for collection.

In conclusion to WSCC consultation response, perhaps it would have been more appropriate to have undertaken a site visit rather than doing a desk top study, particularly when requiring additional information. A site visit would have clearly shown that the details referred to within the consultation, are already in-situ, Should WSCC wish to undertake an accompanied site visit, I would be more than willing to meet them on site and point out these items they have missed.

Tourism

It is wondered if Tourism actually read the 2no. submitted documents with the application, one being the Supporting Statement and the other being the Design & Access Statement. The Supporting Statement in particular clearly outlines the situation facing all 5no. owners of the 5no. units, and explains that the properties are now blighted.

It is great they have 'anecdotal evidence' that the market for self-catering properties in the area is strong. They are saying that all 5 owners are not telling the truth. For up to 5 years, the owners have made efforts to establish a business here to no avail. Where is their 'anecdotal evidence' for the past 5 years? Indeed, see email received and submitted today from Amberley House Cottage Holidays.

They then go on to say that the Agents the owners went to are not the first place that tourists are likely to go to secure accommodation, since they are primarily residential letting and sale agents! I would imagine potential tenants put in key words into a search engine. All the Agents used had the properties on the web. Because of the cost, time and expertise required in having an interactive web page, each individual property entrusted the work to well know Agents.

These Agents include letting and advertise on the web. However, the submitted Supporting Statements outline the current situation of the site. Visit England, is very expensive and Visit Chichester, Sussex by the Sea are linked.

The owners have also been trying to sell the properties, and can not get any buyers due to the fact that they can not get any tenants etc. Please read the Supporting Statement.

I also enclose 3no. additional letters which I failed to submit originally.

One is from Amberley House Cottage Holidays, which I think very succinctly says it all, and even their email attachment, brings the whole sorry situation up to date.

The second letter is from Countrywide, which is a precursor to the letter already submitted regarding Auctioning the property.

The third letter, is a copy of an email forwarded from Norton Cottage, a property in Norton Lane which had been operating as a bed and breakfast. As you can see, it went to the Chichester Tourist Information Centre, to advise them that due to bad bookings etc. they have had to close.

I hope these are helpful.

I believe the application as a whole has provided adequate information to clearly identify that the use as tourist accommodation has failed, for numerous reasons, including Arun DC permitting a B1 use with associated parking and a bin store, directly behind the units.

Eve Hearsey

From: "Andrew Gardner" [REDACTED]
Date: 10 June 2014 14:17
To: [REDACTED] >
Attach: Sally Kavanagh letter 1012.doc
Subject: Easter Cottage

Dear Eve,

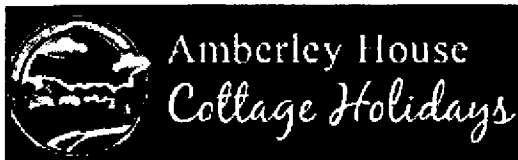
Please find attached a copy of my letter to Sally Kavanagh dated October 2012.

I would confirm that given the recent changes as you have described them to me, the property remains completely unsuitable as a holiday let destination and we would not be in a position to resume marketing. I would expect any leading holiday letting agency to reach the same conclusion.

With kind regards,

Andrew.

Andrew Gardner
 Director



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Registered Office: The Old Stables, 17 High Street, Storrington, West Sussex, RH20 4DR
 Company No. 6924493

10/06/2014



Amberley House *Cottage Holidays*

Mrs Sally Kavanagh
Easter Cottage
Norton Lane
Norton
Chichester
PO20 3NH

9 October 2012

Dear Sally,

RE:- Easter Cottage Holiday Let

As you are aware we ceased marketing your holiday cottage in the self catering holiday let market at the end of 2011.

Now that you have confirmed that the barn immediately behind the cottage has been sold and will have a change of use to an industrial estate and business park I regret that it will not be possible for us to offer the property as self catering accommodation in future.

The holiday let market is quite specific in terms of the importance of offering the best customer experience through both the quality of accommodation offered and the right setting and overall location of the property. Had the barn behind remained disused as part of an old farm setting or converted into additional holiday accommodation then the cottage would have remained viable as a successful holiday let.

I regret that this change of use will completely compromise your position in presenting the cottage into the leisure and tourism industry. I would expect that other holiday letting agencies would offer the same opinion.

I hope you are able to reach a satisfactory conclusion regarding the use of the cottage for the future.

You

Andrew Garman
Director

Amberley House Cottage Holidays

Chichester Tourist Information Centre

From: Norton Cottage <nortoncottagebb@btinternet.co
Sent: 01 October 2012 16:19
To: Chichester Tourist Information Centre
Subject: closing down

Hi All

We have decided to close Norton cottage B&B as from now! and will not be taking any more bookings! This year has been the worst for booking ever (not all down to the Weather). I have asked Star fish to close our web site ASAP.

(I would like to say that its been great to work with all the staff at the TIC over the past years,) And we wish you all the best, And thank you again for all your help you have given to Norton Cottage.

Regards

Peter,.

**Easter Cottage**

2 messages

K & C ChichesterFri, Oct 12,
2012 at
5:12 PM

To: Sally Kavanagh

Dear Sally

I confirm that we are now fully marketing your property. Thank you for forwarding details of the 28 day restriction imposed by Arun District Council, this may indeed make the property tricky to sell, in fact we have already had several enquires who have been put off by this.

To this end, as discussed, I think it worth considering entry into our next vendor auction which is to be held in London on 14th December. The deadline for entry is 2nd November, are you happy for me to refer you to our auction department so as they can provide you with more information?

I look forward to hearing from you.

Kind Regards

Andrew

Andrew G Harris MCMi FNAEA**Senior Branch Manager, Countrywide**
57 North Street Chichester PO19 1NB

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