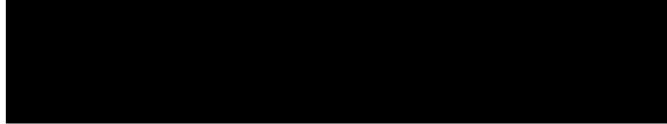


ROY CURNOW PLANNING
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My Ref. 16/73
Your Ref. AL/8/17/PL
1st March 2017

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF
FAO Simon Davis

BY E-MAIL

Dear Mr Davis,

CONTINUED USE OF THE OLD STABLES, OLD DAIRY LANE, ALDINGBOURNE,
WITHOUT COMPLIANCE WITH CONDITION 6 ATTACHED TO AL/72/12

I am writing to you in the light of your recent site visit and, more specifically, in response to the comments made by Miriam Nicholls – it looks as if she is part of the Economic Development or Tourism team, but she has not set out her position in the consultation response.

With regards to the site visit, I trust that you were able to see what you needed to – should you need anything further, please do not hesitate to ask.

There are two aspects to Miriam Nicholls's consultation response: that the period of advertising is insufficient; and that the nature of the advertising is inappropriate. In response, I would make the following comments:

Period of Advertisement

What has been said is wrong – there was more than 6 months of advertising, as claimed, there was actually evidence of 9 months' advertising.

However, and this is my fault, you were given the wrong copy of the record of interest in the property. This has been continuously advertised since February 2016 and, at the time of the application being made, this amounted to a full 12 months. My apologies for sending the wrong information and you will find attached an up-to-date record of interest in the property.

Nature of Advertising

This issue is more concerning to myself and my client, as Miriam Nicholls seems to be trying to formulate a new planning policy rather than adhere to the terms of Local Plan Policy DEV2. As you are aware, the relevant element of this policy reads

"Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:-

either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made...”.

The key word here is reasonable. I have read through the terms of the policy's explanatory paragraphs and I can find nothing in them that sets out that – as is suggested by Miriam Nicholls – an applicant has to use certain holiday cottage letting agents.

I have been told by my clients that when the question of advertising the property was discussed with you – prior to February 2016 – mention was made to Airbnb, and that you did not make any comment on this. Presumably, if you were of the opinion that this would not have been acceptable to the Planning Department, you would have said so - as it would have been reasonable to do so at that time, in order to preclude wasted time, effort and money on an application that you would have known would have been turned down.

In any event, the suggestion that certain forms of advertising should have been carried out, rather than using Airbnb, is itself unreasonable. Why should an applicant be pushed towards certain advertising companies – I assume that Arun has nothing to gain from this? Whether Miriam Nicholls likes it or not, or even understands it, Airbnb is very much established as a major source of information for prospective holiday makers and is regularly used by many people for these purposes. Indeed, it is very likely that it is a source of information that is better known to many people – and probably most people – than those referred to.

As you were told at the site visit, my clients also own a property known as the Sail Loft at Arundel, which they let for holiday purposes. This is a successfully let – using Airbnb. This illustrates the fallacious nature of her objection on this point.

There is no development plan requirement to use any particular letting agent – quite rightly; that my clients use Airbnb to advertise their property – which is successful for them elsewhere – cannot be held against them. They have advertised the Old Stables for 12 months now and have provided evidence that shows that the application accords with the terms of Local Plan Policy DEV2 and, therefore, the condition should be lifted. Hopefully, you will agree with this. If, as I have said, you need anything further in the meantime, please do not hesitate to contact me.

Yours sincerely,

Roy Curnow