

Simon Davis

From: Matt Bridle <[REDACTED]>
Sent: 14 June 2022 11:36
To: Simon Davis
Subject: RE: Dappers Yard, Dappers Lane Ref: A/74/22/PL

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Simon

Thank you for the email, the two objections almost read that they want clarification of the use of the site, anyway can I clarify a few points, as follows:

- i) My client wasn't aware there was temporary permission for car sales hence why a car business has/ is continuing to be on the site. I have attached a couple of photos to show what is there which because of the location is by appointment only. It is clearly being used as a car sales area and the company is known as Avery Autos who have been there since 2019. If we need to apply to extend the permission then maybe that is the next step?
- ii) If it was unclear during your site visit that a company was operating there even though the company banners are located (photo attached) at the entrance I could have met you there as highlighted in the application.
- iii) Yes there was a building firm there who used the front part of the site but they have recently left due to the site being broken into and a kaboto digger with truck trailer and other plant stolen.

Can you please call me on my mobile to discuss further.

Thanks

Matt Bridle BSc (Hons) MRICS

DOWNSVIEW ASSOCIATES

Chartered Surveyors

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From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 10 June 2022 15:16
To: Matt Bridle <[REDACTED]>
Subject: RE: Dappers Yard, Dappers Lane Ref: A/74/22/PL

Dear Matt,

I have been reviewing our file and I note we have two objections from local residents. Together these allege that the car sales business ceased in late 2019, that it was then used by a local building company but there are currently no businesses operating at the site.

I also note that the car sales permission (A/142/17/PL) was for a temporary period and expired in July 2021 so the use would have reverted back to the previous B8 Storage/Distribution use permitted by A/113/16/PL and any future car sales would be unlawful. There are no businesses shown operating at the site as per Google maps and my colleagues site visit was inconclusive. I have reviewed Companies House records for a business that was indicated as operating from there ("Fifty 8 Motor Cars Ltd") but the records state that this was dissolved in late 2019.

This is important as the supporting statement states that the site provides an open space for commercial car sales. Also you state that *"Due to the remote location and ongoing issues with site security etc my client wishes to locate a mobile home on site to provide overnight attendance for management"* but there is no evidence given as to these ongoing issues to justify a dwelling in this countryside location.

Please can you advise what the exact current use is and provide justification for the need for a dwelling here. I look forward to hearing from you.

Kind Regards

Simon J Davis MRTPI
Principal Planning Officer
Directorate of Place

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From: Matt Bridle [REDACTED]
Sent: 07 June 2022 13:19
To: Simon Davis <Simon.Davis@arun.gov.uk>
Subject: RE: Dappers Yard, Dappers Lane Ref: A/74/22/PL

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Simon

Ok no problem, I wasn't aware of that, I was just following up on the application as the decision date was around now.

I'll wait to hear from you.

Thanks