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13th January 2021

Mr Pake
Bedford Avenue

Dear Sir/Madam,

Case Officer: Maria Tomalova
Telephone: 01903 737510
Email: maria.tomalova@arun.gov.uk

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

Application No: BE/149/20/PL
Site Address: 339 Chichester Road Bersted PO21 5AN
Description of works: Replacement of blockwork boundary wall with fence & new vehicular access. This site is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 12th January 2021 which has been recorded as an objection with the comments as follows:

OWPC32796

Regarding the proposal "Replacement of blockwork boundary wall with fence & new vehicular access". Firstly, when addressing the matter of the location of the proposed access. This is a significant hazard due to vehicles accessing the road from the Chichester Road end, and pedestrians using the footpath in either direction.

Secondly, the increased daily traffic flow caused by the Delaney vehicles will further degrade the already poor condition of the road. This will require a significant uplift in frequency of the council's highways maintenance service. Reassurance of this uplift would be requested as vehicles are being damaged due to the repeatedly poor condition of the road surface.

339 Chichester Rd has off road parking for a minimum of 3 vehicles which is reasonable for a 'B&B/hotel' with 3 bedrooms, and this application is for 1 more space; which seems to be a very large area and significant expense for one vehicle. This leads to the assumption that this 'off-road parking' is planned for use as a depot for Mr Delaney's company vehicles, particularly as they have been parking along that part of the footpath for some time anyway. This road is a residential road, not for commercial/industrial use, and I would strongly challenge it being used for these purposes. I would also like to highlight the potential future housing developments in the North Bersted area, which is likely to increase traffic through Bedford Ave. Approving this application will not only add to the expected volume of traffic, but increase the risks to pedestrians, vehicle collisions, and accelerated road surface degradation.

There's also a planning application from 2019 that appears to be still open for 'a proposed office & off-road parking' at the exact same site. This would further increase the risk to residents and volume of traffic; particularly when you consider the large vehicles accessing the site and equipment/materials that would be stored there. The only difference between the 2019 and 2020 application seems to be the presence of an office. The requirement in 2019 was for business purposes and the 2020 application is for personal reasons. I would question why the stated needs/requirements are so vastly different when the scope of work is the same (less the office at this stage). I notice that a resident challenged the 2019 application in Oct 20 by email, however the responses are blacked out so I cannot see the replies to the complaint (I've submitted a request

for access to this email correspondence on 12 Jan 2021 under the FOI Act 2000).

A dropped kerb (and bollards removed) has already been installed at this location and as the building is a business and a converted house, I'm assuming that planning permission has been sought and approved for this? Also, this completed work is concerning as it gives the appearance to residents that planning permission for everything else is likely to be approved (possibly even the office in the 2019 application), even though it's still in the consultation phase. If this isn't the case, then perhaps the bollards preventing vehicles from parking have been removed in their anticipation of a successful judgment. Because of this there is now a risk of Delaney vans (or other vehicles) parking on the dangerous corner even if the application was rejected.

Due to this I would request that this safety measure is reinstalled immediately to mitigate the risk of harm to pedestrians and fellow road users. I request that both applications made for this address are rejected for the reasons stated above.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.