

Donald Neame
Rambler Cottage

Your Ref: 000012268
Our Ref: BE/151/11/
Please ask for:
Mrs S Leeson

13th February 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Extension to existing caravan park to provide 12no. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing -
Amendment to application BE/42/10

Land South of Shripney Garden Caravan Park, Shripney Lane Bognor Regis

Thank you for your internet representation made on 11th February 2012 which has been recorded as **an objection** with the comments as follows:

The extension to the eastern side of this application is against the government inspector's advice and has no economic benefit. Therefore it fails in two key areas and should be rejected.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and may publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Karl Roberts
Assistant Director Planning Services & Housing Strategy

Mr DJ & Mrs LM Horton
Parkside Farm
Shripney Lane
Bognor Regis
PO22 9NU

Your Ref: 000012259
Our Ref: BE/151/11/
Please ask for:
Mrs S Leeson

10th February 2012

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Extension to existing caravan park to provide 12no. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing -
Amendment to application BE/42/10

Land South of Shripney Garden Caravan Park, Shripney Lane Bognor Regis

Thank you for your internet representation made on 9th February 2012 which has been recorded as **an objection** with the comments as follows:

Further to our letter of objection of 2 January 2012 to the above application, we record our objection to the submitted amendments, which are an attempt to gain permission for the contraventions to the original permission which in our opinion are not acceptable. It would now appear that there are so many irregularities in both this application and its amendments, by all parties involved, on a development that gained original permission by devious means after years of refusal, that it has now reached the point where permission should be withdrawn on the basis that there has been a complete disregard for the conditions of the approval, with a historic and beautiful flint wall demolished that was not shown and references to trees which appear to be there, or not, to suit the progress of the application.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

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ACK

ARUN DISTRICT COUNCIL

16 FEB 2012

RECEIVED

St Giles Cottage
Shripney Lane
Bognor Regis
PO22 9NR

10 Feb 2012

Dear Sir or Madam,

Application BE/151/11 – amended indication of layout and gates

Background

Please accept this letter in addition to the previous letter sent regarding the original application BE/151/11.

I continue to object to this application. It is wholly unsuitable. The application is a departure from the Arun District Development Plan and is an intrusion into the rural area and out of character with the surroundings – this has been stated by both the Parish Council and the District Council. The Parish Council considered that the access lane is unsuitable to take further traffic. The Government appointed inspector who dismissed the appeal in 2009 said:

"The site lies outside the built-up area boundary of Bognor Regis and in the countryside as defined in the Local Plan... the site appears to be part of the countryside and that it links the open land to the west with that to the east. It acts as a distinct physical break between residential development and the caravan site to the north. I therefore consider this to be an environmentally sensitive site."

I conclude that the proposal would harm this environmentally sensitive site in the countryside by placing mobile homes on the land together with roads, pedestrian paths and other necessary development to service them.

This would have a serious and adverse urbanising effect on the character and appearance of the rural area. It would thus be contrary to the development plan and Government policies above.

Given my conclusion above the proposal would also be contrary to the advice in PPS7 at paragraphs 28 and 29 as it would be a development of high quality agricultural land which is avoidable because the need for it is not proven."

On such a sensitive site, where the district council has gone against the advice of a government appointed inspector, the parish council and numerous objectors, the council must make every effort to ensure that the design and planning of the site is of the highest quality.

New application

The application has now extended eastwards outside of the original boundary of the application by some 20 metres. Therefore the case for this part of the application has not been made and this application is not to regularise the design of the site already agreed it is a new application. I therefore request the Council actually takes heed of the advice of the government inspector, its own development plan and the many complaints it has received and acts to protect the integrity of the conservation area by rejecting ANY development outside of the original boundary – this includes one of the caravan pads and a new driveway/access road to the greenfield site lying to the east of the site. This development also encroaches on the amenity of neighbours.

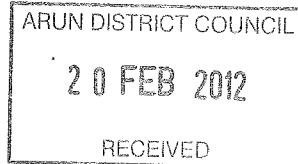
Existing plans – new layout and gates

The new layout is a small improvement on previous applications however there are still significant developments that I object to and I request that Arun DC refuses the application.

1. The wall that provided screening of the site from the access road has been demolished by the

SAL

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Spinney Cottage
Shripney Lane
Bognor Regis
PO22 9NR

10 Feb 2012

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Existing plans – new layout and gates

The new layout is a small improvement on previous applications however there are still significant developments that I object to and I request that Arun DC refuses the application.

1. The wall that provided screening of the site from the access road has been demolished by the

applicant. The wall should be replaced, in brick – as advised by Arun DC planners in the previous rejection of this application.

2. The new vehicular access proposed does not provide the required visibility splays to the north. The access gates have been moved back, however the access continues to adjoin the conservation area to the south and is adjacent to neighbouring property. The design is inappropriate. The access should not encroach on the conservation area and therefore there should be around 4 metres separating the conservation area from this unsightly development. There would still be plenty of room for an access to be developed that allowed lorries to turn into the site – however please note that the parish council has previously advised that the road is unsuitable for additional traffic.

3. The new layout of the concrete and concrete pads closest to the conservation area is better but I still object to their location.

- a) the pads are still too close to the conservation area – one is still less than 4m from the conservation area.
- b) there has been no attempt to address the encroachment of the extra caravan pad (and a half) to the east of the site. This is outside of the original application area and should be the subject of enforcement action to ensure the removal of at least the most easterly pad.
- c) the new plans entirely omit the extension of the access road some 30m to the east - outside of the original application area. Despite highlighting this fact previously the developer and his agents have still not entered this development on the site plans. It is clear they wish to deceive the council and decision-makers. The road was not on the original plans, is outside of the original area given planning permission, it is unsightly, takes more prime grade agricultural land out of circulation and should be removed immediately.

The Council must enforce the removal of any concrete parts of caravan pads that would be redundant if the current application is approved and the pads are moved further from the conservation area a) as otherwise there is nothing stopping the applicant from placing the caravans nearer to the conservation area and neighbouring houses than is suggested on the plan b) it returns the land to its previous state – which is necessary and c) it preserves what little integrity the conservation area has left following approval of the application previously.

4. The original plans proposed native hedging to the south of the plot around (and to the east of) trees T3 and T4. There is little screening in this area and therefore the original plan should be followed and the border planted with a double row of mixed native species (rather than the conifers currently planted).

5. There is no indication on the revised plans that the electricity sub-station will be moved – and therefore (for reasons described in my previous letter), since it abuts an adjoining property and the conservation area, the application should be rejected.

Conclusion

I was disappointed that the meeting to discuss this application at the Parish Council meeting was not advertised on its website. Please could I request that the District Council advises me when this application is to be determined if it is at a committee (which I believe should be the case).

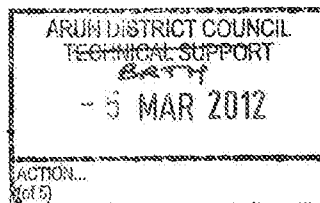
Planning permission was originally given subject to approval of a design and access statement with clarity on the exact development proposed. This was never supplied and yet the applicant continued to develop the site. On such a sensitive site I urge the Council to only approve a development that is of the highest quality – and this is not.

Yours faithfully,



Joy and Julian Dixon

BE/151/11



"Longfield",
Shripney Lane,
SHRIPNEY,
Bognor Regis,
West Sussex. PO22 9NR

Mr. Karl Roberts,
Assistant Director Planning Services & Housing Strategy,
Arun District Council,
Arun Civic Centre, Maltravers Road,
LITTLEHAMPTON, West Sussex. BN17 5LR

4th March, 2012

ACK

Dear Sir,

Site Address:	Land South of Shripney Garden Caravan Park, Shripney Lane, Bognor Regis. PO22 9NS
Description of Works:	Extension to existing caravan park to provide 12no. additional mobile homes, associated parking area, formation of access and construction of electrical intake housing - Amendment to application BE/42/10

Thank you for your letter post-marked 14:2:12 informing us of the Development Control Meeting to be held on Wednesday 29th February 2012, which we duly attended.

We were unable to speak as the two allotted spaces were taken up by Mrs. C. Jolly and her advisor, but, as it was decided there would be a site visit by the Councillors, we would like them to be aware that:-

1. BE/42/10 would have been opposed as usual had there been any ^{statutory} Orange Notices displayed. Although the Bersted Parish Council passed the matter because they said there were no objections; there were objections, by us, as already stated in previous correspondence that were done and given to our local Parish Councillor at the eleventh hour before going away on holiday. We expected the Arun District Council to be informed from the Meeting, but gather they were overlooked and so omitted.
2. We did once own all of the access land from the junction of Shripney Lane to in front of the cottages. There was originally no road as such, only access for the cottages and Marigolds who were given permission to take their touring caravans through to a back entrance for road safety reasons instead of using their main entrance on the A29 and have long ceased to use it; now boarded up. At the time it was never visualized that a caravan park would even attempt to take such large vehicles to their land locked field. Now there will be two fields. We have objected to activities on this site since about 1994 and still STRONGLY OBJECT to the various activities taking place there, as stated in our numerous letters of objection, and we have all suffered a lot of inconvenience, abuse and damage by the very large delivery lorries of 'homes' and building materials.

Please make sure the Councillors are aware of all these matters.

Thank you.

Yours faithfully,

Mrs. J.A.M. Bray

Mr. J.A.M. Bray

c o p y to Bersted Parish Council