

Alyson van Koolbergen
2 Babsham Farm Cottages
Babsham Lane
PO21 5EL

Your Ref: OWPC24304
Our Ref: BE/89/19/PL 31-07-2019
Please ask for:
Maria Tomalova

16th September 2019

Dear Sir/Madam

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

The change of use of land for the storage of building materials, equipment & plant & for the parking of 2no. articulated vehicles together with part boundary screen fence.

Babsham Business Centre Babsham Lane Bersted

Thank you for your internet representation made on 15th September 2019 which has been recorded as '**an objection**' with the comments as follows:

THIS APPLICATION AFFECTS ONLY A SMALL NUMBER OF RESIDENTIAL DWELLINGS; THEREFORE IT IS ONLY A MINORITY WHO WILL MAKE COMMENT.

With regard to this planning consent it was highlighted by way of a conversation with Environmental Health that this site had 'established businesses who have been on site for over 10 years'.

This information had been taken from the application made by the agent.

The date on the application form at point 5 (when change of use first happened) is written as 01/01/2010.

The land owner has always been the Church Commissioners. Yet the agent acting on behalf has not always been the same.

An enforcement notice under reference ENF/137/15 was served to the agent and landowner by ADC in 2015 as the land in question had been and was currently being used unlawfully.

Indeed one of these companies was 'Affordable Autos' who dumped tyres, waste oil, scrap vehicles on site. Albeit cleared away eventually. Though a question is raised as to land contamination.

Minters Paving were requested in 2015 to make an application 'without prejudice' to change use of land from agricultural to storage.

The 2 grey containers which remain on site at this present date were advised to make an application of change of use of land or to remove them by end of January 2016.

Thereby the change of use, from agricultural did not occur in 2010 yet occurred in 2015.

It has never been that a paving business had been or are using a business unit on the site. Only using the open storage and containers located as they remain.

The 2 HGVs were originally parked at Elbridge, PO21 5EF until late 2014 when they moved to land behind the Dutch Barn at Babsham.

In 2017 these 2 HGVs (same company/vehicles) were moved from behind the Dutch Barn to the site on which they currently use.

We do have evidence of all of the above and ask of the landowner and agent if they have evidence to support the claims that the businesses in respect of this planning application have been in situ since 01/01/2010.

We do also ask if the land owner and agent are aware of the number of times the site is visited per day on a 24/7 basis?

We do also stress the need for a site visit prior to any decision is made with regard to this application.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning