

From: Simon Davis
Sent: 12 June 2018 12:30
To: Planning.Responses
Subject: FW: BN/22/18/PD

Comments from Barnham Parish Council.

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
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From: [REDACTED]
Sent: 12 June 2018 12:26
To: Simon Davis
Subject: RE: BN/22/18/PD

Dear Simon

Further to our email exchange about the above application Barnham Parish Council would like to submit some comments which they hope can be considered when the application is discussed. The comments are as follows;

The greenhouses are close to the site where previously an application was made to erect 3 dwellings this was refused by ADC and dismissed at Appeal for several reasons which we would hope would be considered relevant to this application.

As they intend to infill between the existing greenhouse frames the Council is concerned about the safety of any building that would be erected and would wish to be assured that the derelict greenhouse frames are in good enough condition to be used in a residential building and the footings sufficient, secondly fire regulations are a concern the insulation suggested is celotex which we understand is flammable and the building will be finished in wooden cladding.

In addition the concerns raised previously about foul water drainage and connection to a sewer remain as does the fact that there are no footpaths or street lighting leading to the proposed dwellings.

As the proposed dwellings are one of 5 bedrooms and the other 2 bedrooms is the amount of car parking space sufficient as only space for 5 cars. There does not appear to be any garden space for either dwelling.

Finally the appearance is unattractive and not in character with the semi rural surroundings as the building will be wooden clad it resembles army barracks.

As I said at the beginning we do hope that you will see these as valid reasons for not approving such a change of use in this location.

Regards

Alison Crabb
Clerk, Barnham Parish Council

Office hours at Barnham Community Hall – Tuesday-Thursday 9.30 a.m. – 1 p.m.



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 07 June 2018 11:57
To: '[REDACTED]'
Subject: RE: BN/22/18/PD

Dear Alison,

Schedule 2, Part 3, Class Q of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) allows for the change of use of a building and any land within its curtilage from a use as an agricultural building to a use falling within Class C3 (dwelling houses); and or building operations reasonably necessary to convert the building.

The principle of development is established by the Order and we are only able to assess the application on the following matters:

- (a) transport and highways impacts of the development,
- (b) noise impacts of the development,
- (c) contamination risks on the site,
- (d) flooding risks on the site,
- (e) whether the location or siting of the building makes it otherwise impractical or undesirable for the building to change from agricultural use to a use falling within Class C3 (dwellinghouses) of the Schedule to the Use Classes Order, and
- (f) the design or external appearance of the building.

I hope this helps.

Kind Regards

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From: Alison Crabb [<mailto:barnhamparish@hotmail.co.uk>]
Sent: 07 June 2018 09:37
To: Simon Davis
Subject: RE: BN/22/18/PD

Hi Simon

Thank you for this response. I have to say having looked at the plans I am pretty sure the Council would wish to pass comments back to you on it because especially as this is the site where a previous application to put 3 dwellings on it was objected to by the Council and refused by ADC. I will get back to you with their comments in due course if that is ok.

One question in the meantime why is this a Permitted Development type application when it is putting dwellings on to a site which was previously not used for dwellings.

Alison Crabb
Clerk, Barnham Parish Council

Office hours at Barnham Community Hall – Tuesday-Thursday 9.30 a.m. – 1 p.m.



From: Simon Davis <Simon.Davis@arun.gov.uk>
Sent: 06 June 2018 14:36
To: [REDACTED]
Subject: RE: BN/22/18/PD

Dear Alison,

We are not required to consult the Parish Council on a Permitted Development type application – and are only required to post site notices. The Parish Council are welcome to comment but this kind of application cannot go to the Development Control Committee.

Kind Regards

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From: [REDACTED]
Sent: 05 June 2018 11:01
To: Simon Davis
Subject: BN/22/18/PD

Dear Simon

Are you able to tell me why the Parish Council don't appear to be being consulted on the above application. One of our Councillors lives next to the site and had the planning notice put up on her fence and she certainly has major concerns about the application so would wish the Council to have the opportunity to pass comment.

Perhaps you can let me know if we can comment or not.

Regards

Alison Crabb
Clerk, Barnham Parish Council

Office hours at Barnham Community Hall – Tuesday-Thursday 9.30 a.m. – 1 p.m.



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