

From: Simon Davis
Sent: 27 June 2018 11:23
To: Planning.Responses
Subject: FW: Planning Application BN/25/18/PL

Planning objection with two photos

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: Planning, First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

Visit Arun's web site at www.arun.gov.uk



Save the environment - think before you print.

From: [REDACTED]
Sent: 27 June 2018 11:04
To: Simon Davis
Subject: Fwd: Planning Application BN/25/18/PL

Dear Mr Davis

My objection letter to to this planning application doesn't appear to have been posted on the website yet.

Is there anything else I need to do?

Yours sincerely
David Wagstaff

Sent from my iPad

Begin forwarded message:

From: [REDACTED]
Date: 21 June 2018 at 14:40:43 BST
To: <Simon.Davis@arun.gov.uk>
Subject: Planning Application BN/25/18/PL

Dear Mr Davis

Please find attached a letter of objection to this application together with two supporting photographs.

Your sincerely

David Wagstaff



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed.

Field House
Yapton Road
Barnham
PO22 0BD

June 21st 2018

Arun District Council

Planning ref BN/25/18/PL

*Re: Continuation of use of land for dog training and exercising
Land to East of Windmill Shopping Village, Parsonage Farm, Barnham.*

Objection.

This is a retrospective planning application for a business that started operating at the beginning of 2017. We raised concerns about this development at the time with the landowner of Parsonage Farm and were told both in writing and verbally that all necessary permissions were in place.

It now transpires that this was incorrect and we object to this application on a number of grounds.

As this business has been operating without the necessary permissions it has been possible, as immediate neighbours, to gauge the impact of its presence. That impact is significant. The impact on noise levels, the visual appearance of the Shopping Village at Parsonage Farm and traffic is all adverse. It has created nuisance and disturbance for those of us living nearby, it has changed the nature and style of the Shopping Village and has increased traffic levels.

Our objections centre on a number of points both general and specific:

General

1. Previous planning applications regarding Parsonage Farm have principally been concerned with changes to existing business units. This application however is for an *additional* business and as such it represents an expansion of the overall commercial activity of the farm. This brings with it increased activity, traffic and mostly significantly, noise.
2. It also represents an *expansion of the physical area* under commercial use as it occupies an area which was previously given over to open space and which enhanced the setting of the Shopping Village at Parsonage Farm through minimal but sympathetic landscaping.
3. This development is also a *change in the type of activity* taking place at Parsonage Farm. All other businesses operate inside their own premises.

This business operates exclusively outdoors and therefore impacts on the local environment differently, mainly and significantly through noise.

4. The application states that, 'the use requires a countryside location'. Parsonage Farm is considered to be in a semi-rural area in contrast to, for example, Sussex County Dog Training at Aldingbourn (Planning Ref AL/95/06) which is in a rural or countryside location.

Specific

The application states that the field is used for four different types of activity:

1. A variety of dog training classes involving up to ten dogs with accompanying owners.
2. The field is also available to rent by the hour which means that activity involving one or more dogs and owners takes place unsupervised by the tenant.
3. The field is used for meetings of a dog club on Sunday afternoons and has on several occasions hosted events such as dog shows involving larger numbers of people, dogs and vehicles.
4. The field is available to Yappy Days Doggy Daycare who use it to exercise groups of dogs twice or sometimes three times a day.

However the site is also used, especially during the Summer, for private recreational purposes by the tenant. Adults and children are on the field when none of the above activities is taking place, sometimes remaining into the evening. A large cage has also been constructed and poultry is kept on site.

Impact

The impact of these activities on ourselves and the immediate neighbourhood is as follows:

1. Noise
Our garden directly adjoins this site and our windows are 108 feet (33 metres) from the boundary. We are disturbed by the majority of activity that takes place on the field. We are disturbed by calling and shouting, as instructions are given to dogs and owners; we are disturbed by the noise of the dogs themselves. The noise is excessive, frequent and intrusive. We can hear noise from all of these activities inside the house.
2. Traffic and Parking
There has been an increase in the amount of traffic entering and leaving Parsonage Farm which exceeds that suggested in the planning application. The application states that there can be up to 10 dogs in a class in which case the four car parking spaces indicated on the plan are

unlikely to be sufficient. This is consistent with what we have observed. In addition cars are driven into and parked on the field. During dog shows cars have been parked back to Yapton Road and access to our driveway has been restricted.

3. Visual Appearance

The open ground now occupied by this business was previously an attractive open space which complemented the semi-rural setting of the Shopping Village at Parsonage Farm. Fencing and gating together with a number of semi-permanent structures have been erected. Most of this is unsightly and unsympathetic to the local environment.

Conclusion

Over the past few years the area immediately surrounding Parsonage Farm has become increasingly residential with the occupation of properties at the Barnham Windmill. The expansion of commercial activity at Parsonage Farm and this particular development do not take into account the detrimental impact on residential neighbours. Previous planning decisions for Parsonage Farm show that Arun District Council has been mindful of the potential for such impact and we hope that they will be similarly mindful on this occasion.

We also believe that this development is not supported by either the spirit or specific clauses of the Barnham and Eastergate Neighbourhood Development Plan (2014), the Arun Local Plan (2003) (e.g. GEN 3, GEN7, GEN12, GEN 32, Dev8) and the Arun Local Plan which is under consideration.

As immediate neighbours of Parsonage Farm we support and will continue to support the retail units of the Shopping Village. However we are significantly and adversely affected by this development. We therefore object to this application in any form and would welcome the return of the land to its previous condition and permitted usage.

Yours sincerely

David Wagstaff
Mark Dunne

Attachments:

Photographs

Dog Show parking



