

[REDACTED]

From: Alison Crabb [REDACTED]
Sent: 27 March 2019 09:50
To: Planning.Responses
Subject: RE: Planning Consultation on: BN/9/19/PL

Please find attached a formal objection by Barnham Parish Council to the above application. The first paragraph explains that this decision was taken via email as the Parish Council was not scheduled to meet before it was formally abolished on 31st March and merged with Eastergate Parish Council.

Alison Crabb
Clerk, Barnham Parish Council

Hours – Tuesday, Wednesday, Thursday mornings 9.30 a.m. – 1 p.m. at Barnham Community Hall
At other times my phone is available for leaving messages or you can email me. Mobile 07565952617

From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 08 March 2019 11:09
To: Alison Crabb [REDACTED]
Subject: Planning Consultation on: BN/9/19/PL

To: Barnham Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 -
Article 23 Representations by Parish/Town Councils
Planning Permission

APPLICATION NO: BN/9/19/PL
Registered: 4th March
2019
Site Address: The Cottage Piggeries Church Lane Barnham PO22 0DB
Grid Reference: 495858 104123
Description of Works: Replacement of existing residential mobile home with new dwelling & detached garage. This application is a Departure from the Development Plan.

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

Should you have any comments to make, these should be sent by replying to this email by 11-APR-19.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mr S Davis who can be contacted on telephone number 01903 737874.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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OBJECTION FROM BARNHAM PARISH COUNCIL TO APPLICATION BN/9/19

Barnham Parish Council was unable to consider this application at a formal meeting of the Parish Council as it was submitted after the last meeting of the Council held on 4th March and as the Council ceases to exist on 31st March (when it merges with Eastergate Parish Council) the application has been considered through an email exchange between Councillors.

As a result of that exchange the Council wish to submit an objection to the application and would refer the Council to a previous application on this site BN/59/04 to build two 5 bedroomed detached dwellings on the site which was refused and had an appeal dismissed. This current application in conjunction with the already approved application BN/19/18 would mean the site would have two permanent dwellings on the site, which in the Council's opinion should bring into consideration the reasons for refusal previously given for two houses on the site, albeit that development policy has changed and Local Plans and Neighbourhood Plans have since been approved. Those reasons are cited below. When the Council supported the building of one permanent dwelling it was led to believe that the current mobile home would be removed when the building was built and was therefore most surprised to be asked to comment on an application for a second permanent dwelling on the site.

BN/54/04 reasons for refusal

- (1) The site lies in a rural area and the proposal, which comprises an undesirable extension of residential development, would be prejudicial to the rural character of the area in which it is intended that permission for development unrelated to an essential rural activity will not normally be granted.
- (2) The proposal would constitute an unsatisfactory form of backland development which, together with the incidental use of the proposed means of access, would be unneighbourly and adversely affect the privacy and quiet enjoyment of neighbouring properties
- (3) The proposal does not make provision for adequate visibility at the junction of the access with the public highway in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan.
- (4) The access is unsatisfactory to serve the proposed development by reason of inadequate width and construction in conflict with policies NE17 of the West Sussex Structure Plan and GEN7 of the Arun District Local Plan. It was subsequently dismissed on appeal.

As in (d) above, it should be noted that the Highways Authority initially objected to application BN/19/18 on grounds of visibility and use of the access onto Church Lane and an additional permanent house would bring forward even more traffic movements onto an already heavily used rural road. Therefore the Council feel that access is a very strong reason for refusal.

The Council believe that approval for a second dwelling on this site would set a precedent for applications from other properties in Church Lane to add dwellings to their sites which would be hard for the Council to oppose.

The site currently has gypsy rights on the site for one pitch and we understand that this application could mean those rights would be revoked. The Council wish to state that they have no objection to gypsy rights on the site as they have been in place for many years with no issue. However, if ADC are minded to approve the application for the new dwelling then the Parish Council would wish to see a clear indication in that decision that gypsy rights have been removed from the site and that no future application for those rights to be reinstated would be considered.