Ian Bates
Frame Of Mind (Vocational Training) CIC,
23 Arun Business Park, Shripney Road
Bognor Regis
West Sussex
PO22 9SX

Your Ref: OWPC3441
Our Ref: BR/167/14/PL *04-07-2014*
Please ask for:
Mr S Davis

14th August 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Change of use from car autocentre to garage comprising of repair & maintenance of vehicles & vans & MOT testing

Unit 24 Arun Business Park Bognor Regis

Thank you for your internet representation made on 14th August 2014 which has been recorded as '**an objection**' with the comments as follows:

> *Frame Of Mind CIC work with vulnerable adults with mental health issues, learning disabilities and Dementia and we are objecting to this development for the following reasons:*
> *Highway Safety and Traffic: the safety of our vulnerable clients would be put at risk by the great increase in traffic being moved in and around our unit which is next door. Parking is already full to capacity and any extra vehicles parked in and around the area would create a major hazard due to limited access and visibility.*
> *Noise - the noise created by a working garage and MOT centre would alarm the vulnerable adults we work with who need a certain amount of peace and quiet to maintain their wellbeing. Also being a picture framing business you will appreciate a great amount of concentration is required to carry out our trade. The noise from a working garage and MOT centre would regularly break this concentration causing us to make mistakes.*
> *Smells - the fumes from a working garage and in particular and MOT centre would permeate into our premises causing pollution of our working environment (as far as I understand emissions testing for MOTS must be carried out without any restriction/extraction). As well as creating an unpleasant/harmful working environment this would be extremely detrimental to our picture framing business. As a member of the Fine Art Trade Guild we carry out conservation standard framing which ensures that all the pictures we frame are sealed to protect them from the environment and various pollutants. If such a development took place instead of sealing pictures to keep pollutants out we would in fact be sealing pictures with extra pollutants included.*
> *Diversity - there are already 7 motor trade units on our estate. We feel that the addition of a further motor trade unit is excessive and unnecessary; damaging the diversity of this thriving business park.*

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 will 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 permisison 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 & Economic Regeneration