

Royal Norfolk Mews Management Ltd.
2, Royal Norfolk Mews,
Bognor Regis
PO21 2AQ

Your Ref: OWPC23300
Our Ref: BR/73/19/PL 04-03-2019
Please ask for:
Mr S Davis

3rd June 2019

Dear Sir/Madam

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

Erection of 3 No. terraced residential dwellings, garden/cycle storage sheds & associated parking utilising the existing access (resubmission following BR/214/18/PL). This application affects the setting of a listed building & affects the character & appearance of The Steyne, Bognor Regis Conservation Area.
Land To East Of Royal Norfolk Hotel Aldwick Road Bognor Regis

Thank you for your internet representation made on 31st May 2019 which has been recorded as '**an objection**' with the comments as follows:

This application replaces the application number BR/214/18/PL withdrawn by the applicant as a result of the comments and opposition by the Conservation Officer to the application. We are unable to judge whether the objections raised by this Officer have been met in the current application but we are certain that our objections have not been taken into account in any form. In fact our request to discuss with the applicant's agent has been completely ignored and the new plans repeat the problems raised by us in our previous submission. Furthermore under section 26 of the application the agent states that we have been served the appropriate notice as interested parties. This is not true. We understand that a notice was sent to the ROYAL NORFOLK HOTEL who are no longer an interested party. This was pointed out to the applicant who has ignored our request for the correct notice. Notwithstanding all this, our objection remains the same, and, we repeat that hereunder:

A decision was taken to oppose this application because of the positioning of the entrance to the development proposed in the plan. It must be stated that a covenant in the deed of transfer of 8th May 2008, giving access to the transferor across the entrance road owned by the transferee, states:

"the right to make an access of a width to be agreed with the transferee in the northern boundary of the transferor's retained land at a point adjoining the access road to be agreed with the transferee to provide access to and egress from the transferors retained land over the access road."

An access was duly agreed, and a drop kerb installed on the transferee's land to allow the access. The Mews was then designed around that access. The plan proposed for the new development ignores this and places a new entrance further west, adjacent to, and detrimental to, the visitor parking owned by RNMM Ltd..

The placing of the exit from the proposed new development adjacent to our established visitor parking constitutes a danger liable to cause an accident. This cannot be agreed and the existing entrance must be used and the plan amended.

We therefore reconfirm with vehemence our objection to this plan as it stands.

The confirmation of this objection has been confirmed by the shareholders who voted for it at the EGM of RNMM Ltd. held 19.11.2018.

K. Pullen
Chairman,
Royal Norfolk Mews Management Ltd.

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