



Arun District Council
Arun Civic Centre
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18th August 2021

Ms T Villa
The Cottage
Climping Street
Climping
Littlehampton
BN17 5RG

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

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

Application No: CM/38/21/PL
Site Address: The Arundel Gardener and Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN
Description of works: Retention of timber cladding to side (west) & rear (south) of main building, Laying new shingle to existing made ground, lychgate to west of main building, timber cladding to generator housing & laying block paving and concrete slabs/replacement concrete slabs. This site may affect a listed building & is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 17th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39646

This is yet another retrospective planning application for this site which has recently been the subject of compliance notices issued by ADC.

The claim that shingle has been added to existing made ground is false. This area was part of a grass field, complete with polytunnel which was removed when groundworks commenced. Shingle was laid on top of a layer of hardcore, brought in by commercial vehicle by the contractor carrying out the landscaping works on the site. This area of shingle covered hardcore has been extended close to the boundary with the garden of the Grade II Listed cottage adjacent to the site. Customers using the fast-food cafe outside seating area will be clearly visible and audible from inside the kitchen and lounge of the property, and especially from the garden.

When Baird's Farm Shop was acquired by Maidenhead Aquatics, they stated that the site would be used as laid out. There was an existing cafe inside the main building and a small plant shop outside. The cafe has been replaced with an external fast-food outlet with outside seating and a drive-thru, and the plant shop has been shut down and replaced with a large garden centre with prominent illuminated signs and trollies. A planning application has also been submitted to open a car wash with a large red canopy on the same site.

The original green agricultural-style building was in keeping with the site's former use as a farm shop and blended into its rural surroundings. The new timber cladding has the opposite effect of making the building stand out from its rural setting, and of increasing its visibility as a commercial business to drivers on the A259,

and to pedestrians and cyclists using the shared pedestrian/cycle route along this stretch of road.

I am concerned that this is an attempt to extend the existing building and expand the scale of commercial operations on this site, leading to even further commercial development in the future, not just on this site, but also in the surrounding rural area.

All planning applications currently pending for this site should be considered at the same time by the same planning officers. When further information/opinion is requested from other council departments, all the proposed development on the site as a whole should also be highlighted.

This approach of consistently carrying out works and applying retrospectively for planning permission is fast becoming the norm for this site. It is a blatant disregard for ADC planning regulations and procedures, and it is unfair to those local residents who do try to rigorously follow the rules when undertaking building work on their property, despite the additional time and expense doing so requires.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at [:https://www.arun.gov.uk/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to

<https://www1.arun.gov.uk/planning-application-finder>