



Arun District Council
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19th August 2021

rachel stephen grimwood
clymping street
clymping

Dear Sir/Madam,

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

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 Clymping 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 18th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39686

This is yet another retrospective planning application for this site which has recently been the subject of compliance notices issued by ADC. The shingle has not been added to existing made ground. The area was a grass field, 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 & audible from inside the kitchen & lounge of the property, & especially from the garden. When the land was sold to Maidenhead Aquatics (CM/30/18/PO) assurances were made to Clymping residents that 'Visual impact will not be altered'. There is now an external fast-food outlet with outside seating & a drive-thru, the original plant shop has shut down & been replaced with a large garden centre with prominent illuminated signs & trollies. A planning application has also been submitted to open a car wash. The original green agricultural-style building was in keeping with the site's former use as a farm shop & blended into its rural surroundings. The new timber cladding has the opposite effect, & of increasing its visibility as a commercial business to drivers on the A259. We are concerned that this is an attempt to extend the existing building & 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. There is supposed to be no new build south of the A259 at Clymping, as we keep repeatedly stating, but this fact seems to be ignored for every single planning decision at this site.

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 on local residents, who faithfully obey the planning system when undertaking building work on their property, despite the additional time and expense that this requires.

As local residents and council tax payers, we would like applications for this site to be fully discussed, with statements made by various departments & the applicants challenged & not taken at face value. Linked with reports in the press of the council's concern over rising costs when decisions are appealed, residents are losing faith in the system, questioning that, perhaps, planning decisions are not being made in the interest of the community but more for financial reasons?

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>.

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

