



Arun District Council
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4th January 2022

David R
Climping Street
Climping
Littlehampton
West Sussex
BN17

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

Dear Sir/Madam,

Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

Application No: CM/61/21/A
Site Address: Bairds Farm Shop, Garden Centre Crookthorn Lane Climping BN17 5SN
Description of works: Installation of 1 x externally illuminated fascia sign, 2 x non-illuminated fascia signs, 1 x internally illuminated menu drive through sign to south boundary, 2 x A boards and 2 x roadside flags.

Thank you for your internet representation made on 29th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42914

The planning officer issued the report on the previous application for illuminated fascia signs (CM/26/21/A) before the comment date and therefore did not take into account the letter from Clymping Parish Council which strongly objecting to the illuminated signs.

Clymping Parish Council strongly objects to this application on the basis that a proposal for illuminated fascia signs at this site is inappropriate illumination and totally out of keeping with the character of the area and will intrude on a rural area. The proposal is contrary to policies CPN4 & CPN11 of the Clymping Neighbourhood Plan. The illuminated signs will impact on the amenities enjoyed by occupants of surrounding properties and do not integrate with the local built environment and landscape context as described in the Clymping Character Assessment.

Clymping Parish Council notes that the application does not contain any reference to brightness of the signs or the times of illumination. Should any such illumination ever be permitted, stricter controls on the strength of lights and hours need to be provided as part of the application. It should also be considered that as the site is within a rural area, such lighting could have an impact on wildlife.

The planning officer was not aware of this objection when she made the following recommendation.

The planning officer's decision stated that 4 signs being illuminated would be excessive for the area. The menu and proposed logo should only be illuminated during the opening hours of Baird's Farm Shop (now Maidenhead Aquatics) and the two signs on the side elevation would not be acceptable. The recommended

illumination for the site area would be 400cd/m2, not the proposed 1200cd/m2 as this would not be acceptable for the location which falls under category zone E2 of the WSCC illuminated signs standard advice.

The Bald Kitchen agreed to these conditions but then blatantly ignored them and all the fascia boards (front and side) on the Bald Kitchen shipping container were at high illumination. An enforcement notice was subsequently issued ENF/245/21

CM/61/21/A

Please note that they have asked for the advertising signs to be illuminated at 600cd/m2, still higher than that recommended in the WSCC illuminated signs standard advice and by Arun District Council. They are asking for the illumination to be for the opening hours of the Bald Kitchen (from 6am Monday-Friday and 7am Saturday) which are far longer hours than Maidenhead Aquatics is open or Bairds Farm Shop was open. This is not an industrial park or an urban area. This site is a farm building in a rural area.

There is a listed building within 28m of the site. The screening of a 6ft fence is totally inadequate and the residents of The Cottage would be subject to light pollution from 6am.

Climping Street does not have street lights. It is a dark sky area. Night lights disrupt the life cycle of other species, inflicting damage on native bats, migrating birds and moths.

Protecting the Clymping Gap will be even more essential as the local landowner works at rewilding the Clymping Gap into a nature reserve to provide wildlife corridors for nature to thrive.

The addition of two illuminated framed flags (frame illuminated but not the flag?) on each side of the entrance to the site will confuse and distract drivers on the A259 and would be a traffic hazard.

The proliferation of light sources is both redundant and wasteful.

This type of advertising is totally inappropriate and wholly out of character for this site and this area.

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.

In the event of a subsequent written representations appeal, against a refusal of advertisement consent 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 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>