



Arun District Council
Arun Civic Centre
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West Sussex BN17 5LF
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6th 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 Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/71/21/PL
Site Address: The Arundel Gardener and Maidenhead Aquatics Crookthorn Lane Climping BN17 5SN
Description of works: Retention of timber cladding to side (west) and rear (south) of mail building, lychgate to west of main building, timber cladding to generator housing & block paving and concrete slabs/ replacement concrete slabs (resubmission following CM/38/21/PL). This application may affect the setting of a listed building & is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 5th January 2022 which has been recorded as an objection with the comments as follows:

OWPC43019

The area at the back of Baird's Farm Shop was not used for commercial use. Hard standing has now been added so that this area can be used for retail. Bright security lights and lantern lights have been added. These strong lights at the rear of the building are turned on at 6am when the Bald Kitchen drive-thru opens and 6pm when the Arundel Gardener closes. This has severely affected the enjoyment and use of the listed 'The Cottage' on Climping Street. This is contrary to the Arun District Local Plan policies QE SP1 which safeguards the amenities of neighbouring properties. This will also affect the dementia centre being built behind the farm shop.

As you are aware there is a strict covenant on what can be sold as this is an agricultural building. Planning permission and a change of Covenant was necessary to allow Maidenhead Aquatics to add 'pet food' to the Covenant when they bought Baird's Farm Shop. Previously a small cafe was run inside the building and a small range of plants were sold outside with a temporary hut for sales. This could not be described as a garden centre. The Arundel Gardener is now inside the farm building. Many items not related to farming are sold within the building, including mirrors, ornaments etc. (shown on the Arundel Gardener Facebook page). Please may I ask that you be extremely cautious with this application so that the changes being requested are not used to justify a change of use from a farm shop to general retail as the purchase of Bairds Farm Shop by Maidenhead Aquatics was not have agreed on this basis.

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>