

From: tracey villa [REDACTED]
Date: 8 January 2022 at 16:38:37 GMT
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This is a re-submission of previous retrospective Planning Application CM/38/21/PL with removal of the request to lay 'new shingle to existing made ground'.

In planning portal correspondence between ADC and DJB Ltd, the Applicants' agent, ADC advised that refusal of this earlier planning application would be in respect of the shingled area, due to 'the harm [it would do] to the Listed Building, to residential amenity and encroachment into countryside', with the Planning Officer stating that 'I have no concerns with the other elements of the application. You may therefore wish to resubmit for the other elements and then you could appeal the refusal of the shingled area'. The Applicants withdrew this planning application the following day and subsequently resubmitted it, as suggested, without reference to the shingled area.

To date, the shingled area is still in place without planning permission, and with issues remaining over whether it was added to existing made ground, as stated by the Applicants in CM/38/21/PL, or whether it was part of a grass field, complete with polytunnel before groundworks commenced, as stated by local residents with supporting photographic evidence. It is, therefore, realistic to expect that as soon as this latest application for retrospective planning permission is approved, the refusal of the shingled area will be appealed.

The timber cladding on the west and south sides of the main building and on the generator housing makes the building and its site stand out visually from its rural setting, in contrast to the original green metal, agricultural-style building which was in keeping with the site's former use as a farm shop. It is assumed that the reason for attaching cladding of this type and colour was specifically to make this commercial building and, by extension, the retail site as a whole, more visible to drivers on the A259. This is in addition to ever increasing roadside signage and recently submitted planning applications for more site lighting, advertising boards and entrance flags. Traffic coming from the east already has to contend with the partially obscured site entrance/exit, while traffic coming from the west is at risk of being distracted by the sight of timber cladding out of character with the surrounding area. This section of the A259 already has a history of accidents and near misses, allowing further distractions is irresponsible and a risk to public safety.

Timber cladding on this scale also increases the fire risk to the commercial building itself, the other businesses on the site including The Bald Kitchen fast food cafe situated inside a shipping container with flammable plastic foliage cladding, and the adjacent Grade II Listed cottage with its external domestic fuel tank situated close to the boundary fence with the site. ADC's Fire Officer has already stated that the nearest fire hydrant is further away than it should be for commercial premises. Fire issues need to be given serious consideration, in view of the fact that people will be sleeping in tents,

caravans and motorhomes and using bbqs next to the site on the Woodpecker Camping Field, and that the dementia care home currently under construction directly behind the site, will have 64 elderly and mentally impaired residents and their care staff, for whom mass evacuation in the event of fire spreading from the timber clad main building, would be extremely difficult.

Timber cladding has also been used on the car wash shipping container which remains unlawfully situated on the western boundary of the site, following refusal of Planning Application CM/34/21/PL. This shows the use of a precedent, albeit a yet to be made legal one, relating to the use of timber cladding as an acceptable building material for future planning applications on this site. Like the use of thatch for roofing, the fire risk of the use of timber cladding should be carefully assessed in the context of its setting before being permitted, especially when there are no historic/environmental reasons to use it.

Climping is a largely residential, rural area without local shops or amenities and limited/non-existent street lighting. Allowing commercial businesses to increasingly establish themselves within the village, will result in a rise in demand for the use of commercial building materials which, in turn, will negatively impact on and gradually change the character of the village and its surrounding rural coastal landscape.