

Mr & Mrs L.A.Pilfold
South Norris
125 North Lane
East Preston
BN16 1HB

Your Ref: OWPC16355
Our Ref: EP/138/17/PL 29-09-2017
Please ask for:
Mrs A Gardner

17th November 2017

Dear Sir/Madam

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

Demolition of existing buildings & erection of 3 No. dwellings with associated parking,
alterations to existing access & relocation of staircase to flats.

Land Rear of Beechlands Cottages Beechlands Close East Preston

Thank you for your internet representation made on 16th November 2017 which has been recorded as '**an objection**' with the comments as follows:

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In addition and taken from details in this application ;

6/ ..Pedestrian and Vehicle Access Roads and Rights of Way;

The current area behind the shops owned by Eurosite Ltd shows "existing access to be improved, retaining wall to be relocated and yellow lines added but no explanation as to why .

Is this the new or altered vehicle access proposed to or from the public highway ?.. or are there no new public roads to be provided within the site ?

If so, what provision will be made for pedestrians and the two different landlord's tenants using this route ?

n.b. the Northern Parade is owned by Greenmanor Ltd and Eurosite Ltd.

Fire escape doors from several of the retail outlets open directly onto this area along with an additional metal fire escape for tenants over the Eurosite owned shops at this end of the parade and all require safe passage in an emergency.

The answers provided in item 6 pedestrian and vehicle access roads and rights of way are lacking in detail, unclear and contradictory. No mention is made of the rear fire escape doors to the various retail premises in the proposals

7. Waste Storage and Collection.

The answer to this question only seeks to deal with the new proposed buildings and ignores the existing requirements of the landlord's tenants both in the shops and the flats above . It fails to address the damaging overall impact the changes would have on this part of the village.

The retail outlets require deliveries of goods and the removal of waste as do the tenants living in the flats.

The previously approved planning application for an additional property to Beechlands Cottages by the same developer has tried to restrict access to the rear exacerbating the situation though legally they are unable to implement the planning decision .

This development if approved will prohibit the current delivery of goods or retrieval of waste from the rear of the parade of shops by making it difficult for large vehicles to manoeuvre ,they will join the other delivery vehicles at the front of the parade ,or park in North Lane /Sea Road on the 700 bus route, causing further misery and inconvenience and hazards to other road users and pedestrians. One Stop alone require a delivery by their own articulated truck plus, P & H Foods, Robert Wiseman Milk , Hovis and Warburtons ..Daily ..7 days a week ..at the front..

The new extension to the local school in Lashmar Road will increase the numbers of

parents and children locally affected.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, 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 faithfully

Neil Crowther
Group Head of Planning