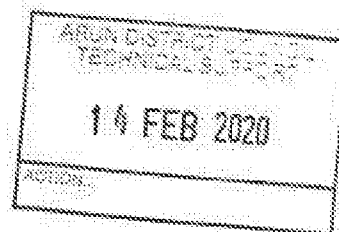


Mr & Mrs L.A.Pilfold
South Norris
125 North Lane
East Preston
West Sussex
BN16 1HB



12TH February 2020

Our objection to EP/168/19/PL

The application plan is out of date .

This plan excludes our access route to the rear of our property and the area behind the shops where we have a legal right to park 3 vehicles on undesignated spaces.

Later plans should show our new boundary and vehicle access gates.

The development seeks to reduce and interfere with the width of the access route to our property by building on it.

Should this development be approved it will be necessary to extinguish and divert our existing rights of way to our property and parking.

It will not be possible for 2 vehicles to pass one another within the width of the proposed route.

Vehicles using this right of way will have to reverse out unsighted ('blind') onto Beechlands Close causing a potential hazard to pedestrians and other road users.

At present ,we and visitors to our property are able to pass and re-pass without inconvenience or fear of hazards due to the current width of our existing route.

Visitors to our property are entitled to use this existing route whether by motor vehicle , bicycle, with pushchairs or simply by foot and we intend to assert those rights granted to us.

I wish to draw your attention to a letter dated 05 June 2018 16:09 :

To: Anita Gardner

Subject ;Re Planning Application EP/7/18.

Dawn Appleton wrongly states the following :

Paragraph 4 : We have already commented on large delivery vehicles and the fact that they cannot currently access the site so again no change is proposed ..copy of letter attached

This is a fundamental flaw in the developer's argument and must be taken into consideration. Please see attached photographs of large delivery vehicles using the current access route to the rear of the shops.

We include 2 x photographs taken by cctv cameras installed by the Landlords to monitor said vehicles using this route. I am grateful to them for the 3 photographs of a large vehicle 'Brent Plastics' delivering to one of their tenants and taken from their cameras whilst using the route. It was subsequently emailed to me by mistake and can be seen to be blocking our access and route to Beechlands Close .

It is obvious that this large vehicle would have reversed out onto Beechlands Close, but the driver would in this case have a degree of visibility due to the current width of the access.

Continued from page 1

The reduction in the width of the access road will create a bottleneck at the Northern end of this proposed 3 metre route and interfere with an area where we are legally entitled to park 3 vehicles as confirmed in a letter dated 22nd May 2018 from Appleton Town Planning, a copy of which I attach with relevant highlights. You will also see that there is a supposition in this letter, and I quote, "that these (vehicles) can be accommodated around the entrance to that property" (meaning the rear vehicular access gates to 125 North Lane) this is pure fiction by the developers and is not negotiable .

More importantly and despite this letter being available at the time Planning application Ep/7/18/PL for 2 houses was approved by Arun D.C without any allocated parking for these 3 vehicles even being considered or discussed.

Furthermore this application seeks to restrict the access route required by vehicles delivering to the rear of the shops. The alternative for them is to offload at the front along with the 'One Stop' suppliers, blocking access to valuable parking spaces, destroying the kerbs and creating a further nuisance to parents taking their kids to school, pedestrians, buses and local traffic .

Some of these photographs of vehicles using the route were attached to our previous objection to Planning Application EP/138/17/PL and should therefore still be available for consideration.

This current application and the approved application to build 2 houses on the site of the 6 occupied garages and the warehouse must be considered in conjunction with each other. After all it is obvious that EP/7/18/PL must be built before EP/168/19/PL and therefore any decision regarding this latest application should be considered in the light of the failures of EP/7/18/PL to address the developers acknowledgement of the right to park 3 vehicles, vehicle displacement and interference with movement caused by any approved building works. Regardless of the planning application we will continue to exert our legal rights as per the court order.

Yours Sincerely Mr & Mrs L.A.Pilfold

Attached : 9 photographs delivery vehicles using the route in question.

Copy letter Dated 22nd May 2018 Appleton Town Planning ..inc highlighted text

Further copy dated 5th June 2018 Appleton Town Planning ..inc highlighted text

Copy approved plan for EP/7/18/PL ..without any allocated parking for 3 vehicles for 125 North Lane .

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

22 May 2018

Your ref: EP/7/18

Dear Mrs Gardner

Land to the Rear of Beechlands Cottages, Beechlands Close, East Preston

Further to the site visit by Members of the planning committee following the deferral of the planning application at this month's meeting, you have sought clarification on the parking situation on land the subject of the planning application.

Firstly, it may be useful to explain the land ownership situation in relation to the application site. My client, Dearden Homes Ltd, developed the cottages known as Beechlands Cottages and retains ownership of no. 4 at to the eastern end. The company also owns the land on the eastern side of the cottages on which planning permission was granted for a further dwelling under application EP/41/17 with the remainder forming the access to the land at the rear. There is a right of way over this access for the owner of the land at the rear (Greenmanor), UK Power Networks (to access the substation) and certain vehicle and pedestrian rights for the owner of 125 North Lane. Both Greenmanor and UKPN have agreed to relinquish their existing rights of way across the new development in favour of an improved access to the west of the site as proposed by the application.

As mentioned, Greenmanor owns the land to the rear of the cottages which includes the existing building and garages to be demolished as part of this application and the shops with four flats above at the northern end of the parade. We are advised by the owner that there are no rights for any occupiers of its land to park in connection with their use and in particular, it is not included in the tenancy agreements of any of the shops or flats. Clearly parking has taken place on the land in an uncontrolled, ad hoc manner and of course some of that parking will be in connection with the existing building on the site which will be demolished hence removing that use. You will have seen that the garages are clearly not in regular use for the parking of vehicles. The owner of no. 125 North Lane has established a right to park three cars on the land which can be accommodated around the entrance to that property and will be in addition to the parking accessible within the curtilage of the dwelling.

Appleton Town Planning



RTPI

Chartered Town Planner

Eurosite owns the access to the west of Beechlands Cottages (roughly to the line of the rear gardens) and the shops and flats at the southern end of the parade. The application proposes improvements to this access to allow access only to the rear of the shops with no parking to be allowed.

It is therefore submitted that there will be no displacement of parking from the site as a result of this proposal. The only right to park (established by the neighbour) will be retained along with all rights of way. Any parking which has taken place in connection with the building to be demolished will cease as will all other uncontrolled parking. It is submitted that the existing informal parking of vehicles on the site should not override the more efficient and effective use of the land to provide new homes in a sustainable location. This was a point accepted by Members at the same Committee meeting in relation to another application in Eastergate (A1/8/18) and therefore should be consistently applied.

In response to your request for additional information on the drawings, the submitted drawings show the dwelling approved under application EP/41/17 but this is now annotated as such. The outline footprint of the previously withdrawn application has been added as requested.

I trust this deals with the queries raised by Members but if you require any further clarification then please do not hesitate to contact me.

Yours sincerely

Dawn Appleton

Dawn Appleton BSc (Hons) DipTP MRTPI
Chartered Town Planner

From: Dawn Appleton [REDACTED]
Sent: 05 June 2018 16:09
To: Anita Gardner
Subject: RE: Planning Application EP/7/18

Dear Anita,

I have the following comments to make in respect of the response of the neighbour to my last letter.

Firstly, I would again reiterate that the particular rights of way across the land are a private matter to be dealt with by the applicant should planning permission be granted. The previous comments supplied by us have been in an attempt to explain the situation but by no means imply that they are material to the determination of the application. Mr Pilfold quite rightly states that he can park 3 vehicles if space is available in common with other current users where available. The comment that this is likely to be around the entrance of his land was made to be helpful but not prescriptive and therefore we will not be demonstrating it on a plan.

The right of way of UK Power Networks will be maintained and the route that will take is again a private matter (and contrary to Mr Pilfold's allegation, my client can produce evidence demonstrating that UK Power are agreeable to an alternative right of way but feel we would be straying into irrelevant non-planning matters). There is currently no parking allocated for the substation so there is no change in circumstances. It is not a regular use in any event.

We have already commented on large delivery vehicles and the fact that they cannot currently access the site so again no change is proposed.

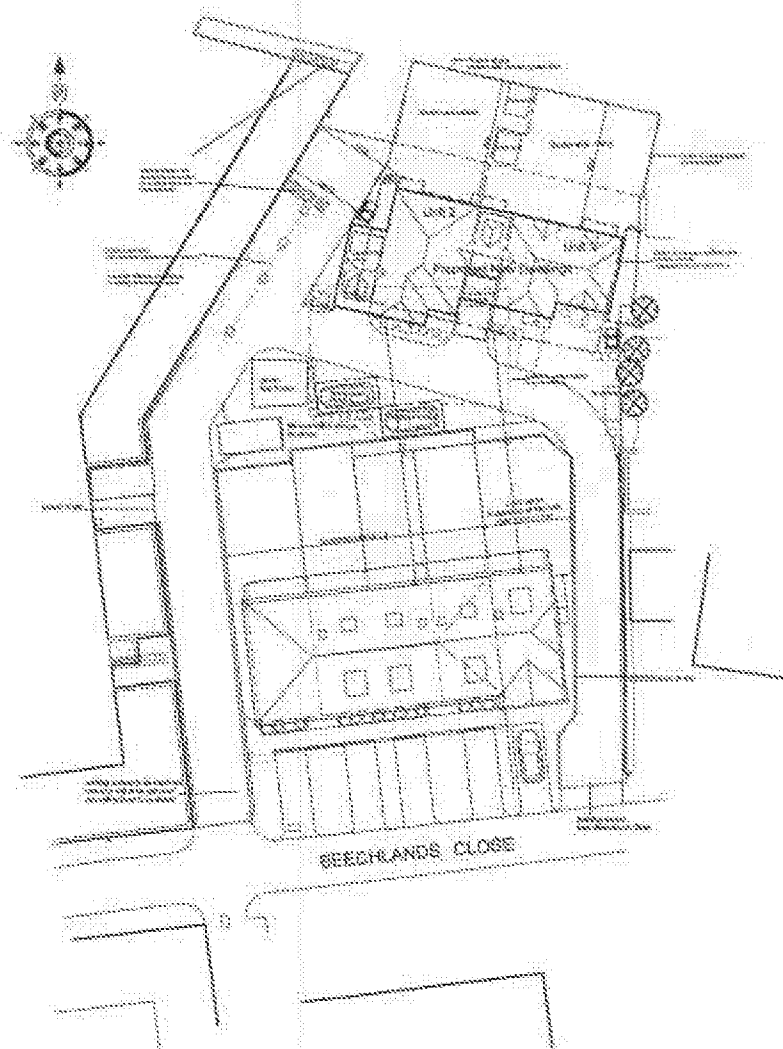
Finally tenants have not had their rights removed from leases – the right was never in any lease. Parking has not been prevented by the landlord but does not mean that it has to continue where the land can be put to a more effective use. It is therefore highly relevant that it has only ever been an informal arrangement and by no means permanent. The parking cannot be displaced if it was not a formal arrangement in the first place. As stated in my previous letter, this was an argument accepted by the Planning Committee at the last meeting when considering its

own application for houses in Eastergate where the loss of informal parking was not considered an impediment to development.

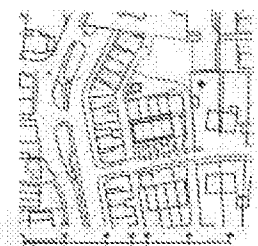
I trust these further comments are of assistance.

Regards

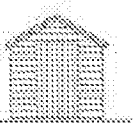
Dawn Appleton



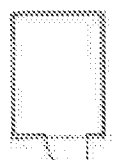
Site Plan



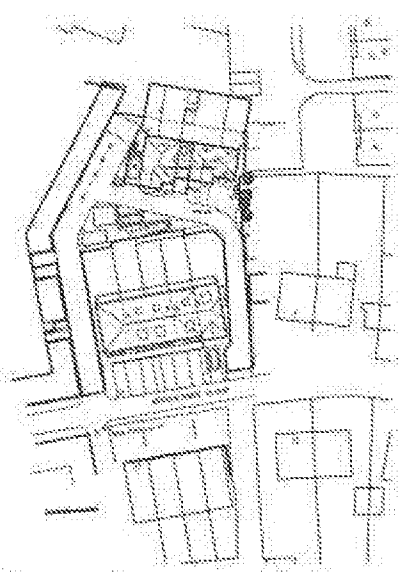
Location Plan



Elevations



Plan
Cycle Stores



Block Plan

NOTES
 1. All dimensions are in meters unless otherwise stated.
 2. All dimensions are to the centerline of the road unless otherwise stated.
 3. All dimensions are to the centerline of the road unless otherwise stated.
 4. All dimensions are to the centerline of the road unless otherwise stated.
 5. All dimensions are to the centerline of the road unless otherwise stated.

Approved Application
 EP/7/18/PL -
 No Parking allocated
 to 125 North Lane

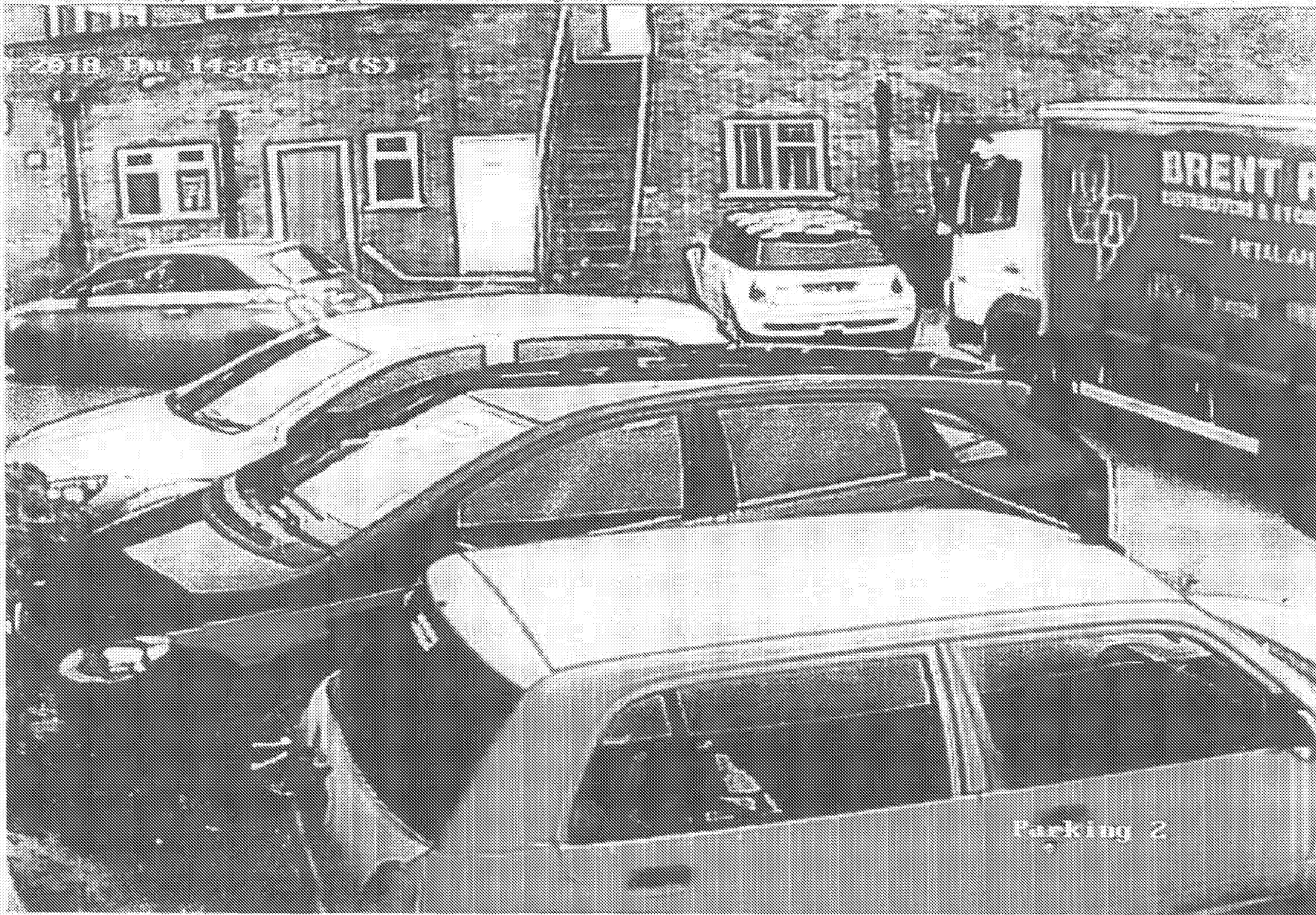
1	1:200	Site Plan	1:200	Site Plan
2	1:200	Location Plan	1:200	Location Plan
3	1:200	Block Plan	1:200	Block Plan
4	1:200	Elevations	1:200	Elevations
5	1:200	Plan	1:200	Plan
6	1:200	Scale	1:200	Scale



Don't see the name?
 See external development of
 Beechlands Close East Project

Proposed New Plan, Block Plan
 and Location Plan

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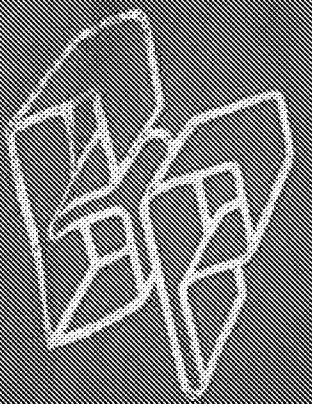
2018 Thu 14:16:56 (S)

Parking 2



2018 Thu 14:16:49

BRENT PLASTICS
DISTRIBUTORS & STOCKHOLDERS OF



FORMICA

METALAM

RESOLAR

EUROPA

ARMA

QUINTA

GLASS

Bottom Motoriz



2013 Thu 14:16:53

GARAGES TO
REAR ↑

Gara s

PHOTO TAKEN BY LANDLORDS CCTV CAMERAS ON WAREHOUSE.



VEHICLES QUEUEING TO DELIVER







Rear access facing South showing route from
Beechlands Close with
waste management vehicle approaching ..note cars
parked



WASTE OIL REMOVAL FISH & CHIP SHOP

