

East Preston Parish Council
Council Office
122 Sea Road
East Preston
South East
BN16 1NN

Your Ref: OWPC2501
Our Ref: EP/55/14/CLP 25-03-2014
Please ask for:
Mr D Sullivan

16th April 2014

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (Development Management Procedure) (England) Order 2010 (as amended) - Article 35

Application for a Certificate of Lawfulness for proposed partial removal of garden wall,
gate and fence

Middle Barn The Street East Preston

Thank you for your internet representation made on 15th April 2014 which has been recorded as '**an objection**' with the comments as follows:

East Preston Parish Council sees no difference between this Application and previous Application EP/23/14/CLP, which ADC decided required a Full Planning Application.

East Preston Parish Council, therefore resubmits its objections to EP/23/14/CLP below. Please substitute the current Planning Application reference as necessary.

This council raised objections to a previous application for this site, EP/143/13, following which this application was removed. The council is disappointed its comments on EP/143/13 appear to have been disregarded - the council has a remit to work for the greater good of the village.

Regardless of the problems experienced as per the Planning Statement supplied with EP/143/13, the applicant already has a garage and access at the east side of her property. This council's objections to EP/143/13 stand for this application.

Middle Barn is on the Arun Buildings of Character (Local List) meaning Planning Permission should not be granted for an alteration that would adversely affect its appearance. The committee feels this proposal would do just that and therefore should not be granted Planning Permission. Local Plan Policy GEN22 refers.

The proposed breach will be within a particularly fine sweep of historic flint wall, one of the longest such sweeps within East Preston. The council recognises there is already a pedestrian breach of this wall, but that is of a much smaller scale than the breach proposed here. The proposal is contrary to Arun District Local Plan policy DEV19 as it will affect the street scene.

The proposed breach would be useless without a crossover. It would be naïve to think granting Planning Permission for EP/23/14/CLP will not lead to a further application for a crossover - thus leading to the same result as EP/143/13 had approval been given.

The proposed breach, although it is not possible to see this from the plans, is almost directly opposite the entrance to Manor Close. Once a crossover has been (subsequently) agreed, the council would be concerned about traffic exiting into The Street which is a busy road and a bus route.

If Planning Permission is given for the new breach through the flint wall, there will be no

turning back and replacing that part of flint wall when possibly in the future there are better relations between Middle and South Barn.

For these reasons, this council would appreciate Arun District Council not granting Planning Permission for any of this proposal.

Whilst not subject to EP/23/14/CLP, the council would object to the further erosion of grass verge within the village proposed by this Application. The property is located within Character Area Three in the East Preston Village Design Statement; within this area, verges and reminders of the old village along roads must be preserved.

Simon Cross - Clerk to the Council

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

Karl Roberts
Assistant Director Planning & Economic Regeneration