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13th July 2022

Laurence Pilfold
125 North Lane
East Preston
BN16 1HB

Case Officer: Kathryn Welch
Telephone: 01903 737789
Email: kathryn.welch@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: EP/55/22/PL
Site Address: 4 Beechlands Cottages Beechlands Close East Preston BN16 1JT
Description of works: Variation of condition imposed under EP/41/17/PL relating to condition 2-approved plans.

Thank you for your internet representation made on 12th July 2022 which has been recorded as an objection with the comments as follows:

OWPC49033

We base our objection on a number of points. Firstly the original application EP/41/17/PL has expired. Works on this development should have commenced prior to the 3 year window given.

On 24th April 2020 a problem had to be addressed by Dearden Homes regarding the foundations of No 4 Beechlands Close.

This entailed quote " necessary repair works to the existing foundations" as stated in the letter from Dearden's own solicitors on the 28th April 2020, 4 days later.

No attempt was made at the time to utilise the labour and plant on site to excavate the other 3 trenches as clearly there was a problem with the previous build which would explain the necessary repairs.

Work commenced on EP/41/17/PL on 7th March 2022 when the footings were excavated , a 2 year time lapse.

I questioned Neil Crowther Group Head of Planning and he responded by email stating " The permission you refer to was dated 25th May 2017 and was required to be commenced within 3 years .He further states that "I can see no details of any planning conditions that have been discharged that should have been in order to commence the development ".

Regards Neil.Crowther@arun.gov.uk

For the sake of clarity I attach the email sent to Case officer ;

Good afternoon Kathryn, thank you for taking time to speak to me this morning.

I looked at the emails between yourself and Euan Clark dated 22nd June 2022 after our conversation and there seems to be some ambiguity in what you have said and what is contained in his email.

You emphasised that no site visit had taken place on the 24th April 2020 and only photos were available of a trench abutting the original building no 4 Beechlands Close, although I have not seen them, so am unsure when they were provided to you.

One would assume these relate to the necessary repair works mentioned in Dearden's letter ?

Perhaps more importantly, in Euan Clark's follow up letter he claims ;

"Further to your email below and our telephone conversation this afternoon, I have spoken to Building Control ,who confirm that works were inspected on site and deemed to have commenced on the 24th April 2020 under ref ;EP/89/17/BR " (??)

Clearly only one of you can be correct in this matter ?.

Given the significance of Dearden's claim through their own solicitors that the works carried out on that day did not relate to commencement ,then I fail to see how EP/41/17/PL can be considered 'live'.

As it is very relevant to this objection I will ask the case officer to attach Dearden's solicitors letter in case there is any doubt about the wording, which I have highlighted.

With regards to the application EP/55/22/PL as this is associated with the above Planning application which requires a re-application I fail to see why it should be considered

Our only other comment is that we do not believe there is sufficient parking associated with development and there are also concerns surrounding the amount of amenity space provided.

Laurence & Doreen Pilfold

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>.

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>