

Submitted by hand today by Mr & Mrs Pilfold
South Norris 125 North Lane East Preston BN16 1HB

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F.A.O. Mr Andrew Wood

**OBJECTIONS TO PLANNING APPLICATION EP/57/21/ PL
LAND TO REAR OF BEECHLAND "COTTAGES"/ NORTHERN PARADE OF SHOPS
EAST PRESTON**

We have lived in South Norris our family home since 1975

Since then we have an established legal right of way over this land and also the land on which Planning Application EP/41/17/PL was granted for an additional house to be built onto the original 4 houses in Beechlands Close .

This was Planning Application EP/49/10/DOC.

The approved application was not implemented.

The drawings submitted for this application **EP/57/21/ PL** shows the additional house completed

This is a false representation of the site in question as it seeks to infer the access route over which we have a right of way has already been reduced in width, which it hasn't. No planning consent exists to build on the access route at this point ,therefore we see no reason to show a property which cannot be constructed on the proposed plan for EP/57/21/PL

As a result of this error, persons viewing this application online will be mis-lead by the representation of a building that simply does not exist on the site in question.

The obstruction caused by the HERAS fencing on the access route from Beechlands Close has been the subject of dispute. We were advised that it was a temporary necessity whilst repair works were undertaken to the building's foundations by Dearden Homes , though no details exist to the extent of the necessary works.

Deardens promised via their solicitors to remove the fencing and I sent an email to Andrew Wood the planning officer on the **1st May 2020** explaining my concerns.

According to those representing Dearden Homes, the fencing was to be ***"removed by the end of the week"*** however, it is still in place today, presumably because a danger still exists to the public ?

Again the presence of this fencing along with the incorrect plan seeks to mislead others into thinking the access route is narrower than it is.

The only **yellow notice** which has been seen regarding this application is posted on the end garage adjacent to our rear vehicular access gates.

It is not in a position for persons affected by this proposed development to view, as it is on private land.

Furthermore ,it has had the application for comments date altered to infer objections will be accepted in July (day not discernable)

We would like to know who was responsible for posting and altering the date on this notice.

Photograph attached

We strongly object to this proposed development on the basis that ;

We have an established vehicular access via an un-made private road from Beechlands Close.

Our right of way/access, which is our sole vehicular entry onto our property will be considerably impacted if this development is approved.

Whilst our right of access continues over the adjacent land ,our right of access will be significantly disrupted if this planning consent is approved .

Whilst the right of way will not be forfeited, it will be significantly diminished in that it will be impinged upon by the new houses and the allocated vehicle parking for them.

Furthermore, the width of the right of way will be considerably reduced and interfere with the towing of our race car trailer from our rear garden to Beechlands Close safely.

The legal right to access and egress our property from the adjacent land will be significantly impaired .

The rights of access and the parking of three vehicles which extend to visitors to our property, whilst acknowledged by the current landlord, have not been included /allocated on the plan.

The enforcement of our rights will be a source of conflict and annoyance between us and the new adjoining property owners/occupiers.

The width will be considerably reduced in the vicinity of the houses/parking, and again for us to enforce this right there will be conflict and annoyance between us the new adjoining property owners/occupiers.

Our property has been omitted from all of the plans however , the rear of the proposed building line is only **14.4 metres** from our building line.

The proposed new houses will border onto, and overlook, our property.

Over the years we have designed the rear of our property to make use of sun and daylight when it is available .

At almost 9 metres to the ridge line the design and height of the proposed dwellings will cast a shadow on our garden and severely restrict any sun particularly from sunrise to midday during the winter months when it is at its lowest.

Our conservatory kitchen and greenhouse rely upon this natural light.

The design and height will have an overbearing and intrusive impact on us by allowing an invasion of our privacy, considerably reducing the enjoyment of our property.

We are now in possession of a Chartered Surveyors report showing a considerable diminution in value to our property should this application be approved.

The occupants of these proposed dwellings will have a clear view into our property if they are built, their views would be further enhanced by the reduction in the height of our existing 2.7 metre high boundary wall forming the back of the 'to be' demolished garages. The substantial wall on removal to be replaced by an 1.80m high wooden fence on the plans.

Re-positioning of the metal staircase to the Northern end of the existing balcony at the rear of the flats would be unsightly and intrusive being only **3.2 metres** away it would interfere with our privacy as it's proposed position will be adjacent to our conservatory / dining area and open for use to anyone and everyone .

As an escape route it would require the unlocking of the inward opening gate at the end of the alleyway which has been closed until recently to all since the mid-eighties

This will allow permanent egress/ access to anyone, without control.

The gate should open out not in and have an efficient controlled device to prevent it being left open for access by all and sundry, panic bars are designed for internal doors and do not close gates.

In addition and taken from details in this application ;

.Pedestrian and Vehicle Access Roads and Rights of Way;

The Northern Parade which is the subject of this application is owned by two separate companies ; Greenmanor Ltd and Eurosite Ltd.

Contrary to the letter originally posted in reference to EP/185/18/PL from Mr Teff of Eurosite and accepted on 19th December 2018 ...Ref OWPC 21025 and in which he states in his internet representation ...“ *Please ensure widening of access road does not interfere with shop tenants parking arrangements and loading and unloading delivery of goods etc...*the widening of the access route at the rear of the shops **will** interfere with the safe parking and unloading of goods by tenants of both landlords .

The doors opening out on to the area have not been considered by the developers and will create a hazard .

‘One Stops’ steel fire escape door opens outwards at the narrowest point opposite the Electricity Sub-station no consideration has been given to its interference to the new route or the protection of the staff who use it regularly for rest breaks and to access the waste cardboard bins

‘One Stop’ also have an array of machinery on their rear external walls and at ground level .These items of machinery including the various conditioning systems are not shown ,or any indication made as to if or where they will be relocated, they must therefore obstruct the proposed new route.

Fire escape doors from several of the retail outlets open directly onto this area.

There is also 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.

However no mention is made of the rear fire escape doors to the various retail premises in the proposals or indeed shown on any plans.

Waste Storage , Collection and the Displacement of vehicles using the site.

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.

In doing so it fails to address the damaging overall impact the potential changes would have on this part of the village if this proposal was approved.

It is not sufficient to just consider the displacement of parked vehicles which will necessarily require space to park elsewhere in this part of the village ideally in walking distance to homes and workplaces.

The retail outlets require deliveries of goods and the removal of waste as mentioned previously, these will also be necessarily displaced .

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 .

This will ensure that they 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,frustration, 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 involving the reversing in of vehicles against the traffic flow.

This is normally, but not always, early morning to avoid the school runs .

Deliveries to the front will be further congested if the displaced tenants vehicles, along with ours and visitors to our property are forced to park in the service road at the front of the retail outlets until 11am ,as allowed .

Large delivery vehicles continue to deliver at the rear

Despite a denial in the previously expired application on this site, large delivery vehicles continue to access and deliver as witnessed and supplied in the photograph supplied by the landlord’s CCTV system to me and I would be surprised to see this fact refuted again given the considerable amount of photographic evidence in this respect.

Currently ,One-Stop have their magazines and papers removed daily by WH.Smith at the **rear**

In addition they require storage for their waste recycling cages which by law must be kept away from a wall.

Biffas Waste recycling Bins are stored at the **rear** and their vehicles come once a week to empty them in fact they came this morning .

The waste oil from both the Three Oceans fish and chip shop and The Silver City are stored and collected from the **rear**.

Fresh oil and frozen produce for both these premises are delivered by different vehicles weekly at the **rear**

Sacks of potatoes are delivered regularly by lorry to the **rear** for the fish and chip shop.

Household waste from tenants is collected from the **rear**

Glyn Jones Estate Agents **rear fire escape door opens outwards**

Buds and Blooms The florists require access for delivery and loading from the **rear**, in addition their **rear access fire escape opens outwards**.

As previously mentioned their landlord insisted that the tenants of their premises should continue to enjoy the rights at present afforded them in a statement to ADC regarding Planning application EP/41/17/PL

We require access for waste removal skips into and out of our garden at the **rear**, along with home deliveries , gardening materials,logs etc

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to possible life or death situations.

Displacement of vehicles

I would argue this figure due to its subjectivity as there are no designated spaces on this area of land and its access is unrestricted and uncontrolled

The landlords tenants have permission to park

They use the current metal fire escape as their main access to their flats above the retail outlets ,in addition we have a legal right to park an additional three vehicles anywhere on the land if we wish to.

If you include an additional six vehicles which occupy the six garages requiring demolition which under the terms and conditions of the Landlords leases can only be used for quote " *I shall not use the garage for any purpose other than that of a private motor garage*" ..(copy of lease available and all are currently rented) then the number of vehicles being displaced in to local on-street parking along with delivery lorries must be more than stated

The practical element of the parking spaces per dwelling for three bedroomed properties is insufficient and short sighted.

The carports are far to narrow for any passengers other than escape artists to exit the vehicles

The additional non dedicated spaces shown will simply be taken up by anyone wishing to park their vehicles, with the resulting confrontation.

Utility Companies have the right to access the electricity substation for their plant ,vehicles and personnel without hindrance at all times along the Eastern route of Beechlands Cottages. They would *require* parking to avoid obstructing other vehicles particularly in an emergency, none has been allocated though there is sufficient space at present

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to potentially grave situations.

Potential Hazards in Relocating metal fire escape staircase.

At present it used as the main access route to the flats from the car park and provides the only access for the 2 flats over "One Stop" ie 139 and 143 .The occupiers of these two flats, both with young families, have only one means of access and egress to their homes as their original main staircase leading down to the front of the parade of shops was allowed to be removed in order to allow 'One-Stop' to expand their premises below. Only the upstairs access hallway now exists with a cupboard at the rear though the **removed** staircase is still shown on drawings.

Previously outside of these 2 flats there was a fire on the rear balcony, the only means of escape for the occupants including two small children in this situation would have been

to utilise the current metal staircase, fortunately they were away on holiday at the time and they have now seen fit to move.

The proposal now is to place this escape route on the northern end of the balcony **34m away** from these two dwellings with no other means to access the ground safely, this leaves the two families with young children occupying the flats in a hazardous situation. Washing lines are strung across the balcony inhibiting escape as the landlords have used their gardens to build on previously EP/49/10/DOC (Beechlands Cottages)

There is an internal staircase leading between the 2 flats at the Northern end over the 'Three Oceans' fish and chip shop No's 129 and 133 but this has a locking door exiting onto the balcony and a further locking door at the bottom of the staircase opening inwards thus preventing it's use as a means of escape in an emergency.

As the extractor system for the Three Oceans fish and chip shop is situated in this alleyway along with waste oil drums that would further impede egress in the case of evacuation should the staircase be re-located .

We cannot understand how in this age of Health& Safety why anyone would consider relocating an emergency Fire Escape over a Fish and chip shop with its deep fat fryers 34 metres from two of the flats across an asphalt roof

The only two staircases including the fire escape serving the upstairs flats would be adjacent to Three Oceans fish and chip shop with it's deep fat fryers situated below Responsibility for any persons young or old being unfortunate to be caught in the event of a fire in the block , should not be taken lightly. At present the

In addition we feel this proposal represents an over development of a too smaller site which would appear unduly cramped and oppressive to us due to the restrictions placed on it by it's position and overbearing poor design.

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

PLANNING APPLICATION

Town & Country Planning Act 1990 (as amended)

Town and Country Planning (Development Management Procedure) (England) Order 2015 - Regulation 15 Publicity for application for planning permission



Arun District Council has received application **EP/57/21/PL** for Demolition of existing buildings and erection of 2 No. dwellings with associated car ports/parking, alterations to existing access and relocation of staircase to flats. This site is in CIL Zone 4 and is CIL Liable as dwellings.

at **Land rear of Beechlands Cottages Beechlands Close East Preston**

The application, plans and other documents submitted may be inspected on line by searching for this application reference at www.arun.gov.uk/weekly-lists. If you have a smartphone you can also access via the QR code above.

Any comments you wish to make must be received by ^{21/07}~~24-06-21~~. I cannot guarantee any comments received after this date will be taken into consideration. Comments should be made on line via the web site www.arun.gov.uk/weekly-lists by looking up the application reference number and then clicking into 'Enter Comment.' This is the quickest way to make your representation and you will get an acknowledgement letter containing a copy of your comments when it has been downloaded into our system. **We regret, that due to the fact that staff are being required to work from home because of the coronavirus, we are unable to accept hard copy letters of representation until further notice. Representations must be made electronically.** If you are unable to use the online comment facility, you can email your comments to planning@arun.gov.uk but you will not receive a formal acknowledgement email just an automated acknowledgement. You will be able to check that it has been uploaded to the website but please allow 5 working days for it to be uploaded. Please make sure you quote the planning application reference if you are emailing so it can be easily matched to the application.

All representations including names and addresses are published on the website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserve the right to redact/remove all relevant information. Do not include information which is defamatory or breaches equality or any other legislation. The council will aim to redact signatures, telephone numbers and email addresses but please help us by not including information within the comments section if you are submitting through the website or in the main body of your letter. For details of what we do with your personal information, please refer to our privacy statement comments on planning applications which is available on the website www.arun.gov.uk/planning-privacy-statements

Unfortunately it is not possible for the council to respond to each letter individually but your comments will be carefully considered before the application is determined. Unless you comment using the online facility, your representation will not be acknowledged but you will be advised if the application is going to be determined by the Planning Committee and you will be informed of the decision. The progress of the application can be followed on the website www.arun.gov.uk/weekly-lists

To register to receive notification of planning applications in your area please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.

In the event that an appeal is made against a decision of the Council to refuse to grant planning permission for the proposed development, and that appeal proceeds by way of the expedited written representation appeal procedure, any representations made will be passed to the Secretary of State and there will be no opportunity to make further representations. The Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect your personal details.

Planning applications are determined in relation to any relevant policies in the Development Plan and other material considerations. For further information please see guidance note 2 'How to Respond to Planning Applications' on the website.



Neil Crowther Group Head of Planning

On behalf of Arun District Council

25th May 2021