



East Preston Parish Council
Mr Simon Cross
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Your Ref: OWPC313
Our Ref: EP/61/13/NMA
Please ask for:
Mrs A Gardner

3rd June 2013

Dear Sir/Madam

**Section 96A of the Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010
(as amended) - Article 9**

Application for a non-material amendment following a grant of planning permission
EP/21/10 - Regency style ornamental gates added to entrance of development in
addition to ornamental metal railings between brick piers with stone caps & pedestrian
access gate with corresponding access path
Nursery Close Manor Road East Preston

Thank you for your internet comments made on 3rd June 2013 which has been recorded as
'an objection' with the comments as follows:

*The Planning Committee of this council considered this application at its meeting on 28th
May 2013.*

*The committee agreed that it would recommend refusal of this Planning Application on the
following grounds.*

*The proposed gates and railings would out of keeping with the existing street scene in
Nursery Close. Properties in Nursery Close all have a covenant applied that prohibit front
walls more than 2' tall. These gates and railings would have a detrimental impact upon the
appearance of the locality, contrary to GEN7 and DEV19 of the current Arun District Local
Plan.*

*The height of the gates in particular and the railings could be very intimidating for passers-
by. This is contrary to Policy DM17 in the emerging Local Plan which states that
development should "Have minimal impact to users and occupiers of nearby property and
land. For example [-] having an over-bearing presence."*

*The developer's representative has been unable to give definitive confirmation as to
whether pedestrian access will be available to all. Therefore, the council is concerned that
general access to the Local Play Area within Beltane Close will end up restricted, and that
is presumably against the original tenets for including a Local Play Area.*

*The committee is also concerned, that with Nursery Close already being a narrow
thoroughfare, with more than one vehicle waiting to gain access to Beltane Close, it would
not take long for access to and egress from the main part of Nursery Close to be blocked.
If two delivery vehicles happen to be waiting for access at the same time, then Manor*

Road could also become blocked. Further concern was expressed as to how easily a delivery vehicle that has not been able to gain access would be able to turn around to head away again.

There are currently no gated communities in East Preston, and the Parish Council is wholly against such a precedent being set. Had the original plans suggested this, then the Parish Council would have objected at that time.

For these reasons East Preston Parish Council asks that Arun District Council does not approve this Planning Application, and asks that the developer returns to the original scheme of a low wall at the front of the development as per all promotional material.

Finally, East Preston Parish Council does not agree that this Application should have been accepted as a Non-Material Amendment, in particular as this proposal "is likely to affect neighbours" (section 14a of the report that went to ADC Full Council in March 2012.)

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 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

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a long horizontal flourish underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration