



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

25th September 2020

Mrs Thelma Carson
Summerhill
3 Garden Park
Ferringham Lane
South Ferring
BN12 5LG

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@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: FG/105/20/PL
Site Address: The Tudor Close Public House Ferringham Lane Ferring BN12 5NQ
Description of works: Conversion of existing Public House (Use Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 1-bedroom semi-detached bungalows, associated car parking & landscaping (resubmission following FG/46/20/PL). This application affects a Public Right of Way & is in CIL Zone 4, CIL Liable for new dwellings.

Thank you for your internet representation made on 23rd September 2020 which has been recorded as an objection with the comments as follows:

OWPC29811

I refer to the application ref FG/105/20/PL In principal the conversion of the existing Building to 7 Residential units albeit not ideal could be done sympathetically without the loss of Character and the significance of this existing Architectural Historical Building. It is accepted although not formally Listed Tudor Close Public House was converted from Victorian farm Buildings and has an established link to Ferring's Agricultural past which should in accordance with the Local Plan be protected to ensure that Buildings of such nature have their special character protected and enhanced. From the details submitted with the application which differ very little from the previous application. I would suggest that the proposals to by construct an extension to the South Elevation to accommodate 2 no units still shows little imagination with regards to the Architectural features, or materials used to preserve and enhance the existing Building. In assessing this developments compliance with the Local pan requirements to protect and enhance Architectural features and ensure the protection of these such Buildings. I would suggest this application does not meet that requirement. The proposed extension of the Building to the South adjacent to Garden Park still Constitutes over development of the site and is not appropriate in this location as the massing and scale of the proposal is not in line with the existing development and would result in what appears to be an unimaginative infill taken almost to the boundary with no thought to the neighbouring land or properties. This area would be better and more appropriately used as garden ground or amenity for the 7 units proposed within the existing Building and would not then be a disruptive addition to the existing building and setting.

The application form as submitted is not correct in that the land adjoining the south boundary has well established significant trees on the adjacent boundary which are not under the applicant's control. However the application form states there are no such trees adjacent to the site.

I also note that the existing site plan shows the established trees along the site boundary yet the plans as submitted do not show the trees as per the existing plan. Yet again the application form makes no reference as to trees to be removed. I would therefore suggest that as the forms have not been completed correctly and that the proposed plans show trees omitted or removed from land out with the application site, which is wholly out with the applicant's control. The application in its present form should be declared invalid.

Should consideration be given to approving this application in its present form. It should be strictly conditioned to ensure appropriate materials etc are used and the scale of the proposal is in accordance with the suitable space available and that provision is made to protect the boundary fence line and trees which are out with the application site but would be adversely effected by a development in such close proximity to the boundary.

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 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/planning-decision-process>.

Some applications will be determined by the Development Control 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/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control 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 www.arun.gov.uk/planning-privacy-statements

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.