

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

Your Ref: OWPC1517
Our Ref: FG/134/13/ 15-10-2013
Please ask for:
Mr J Smith

28th November 2013

Dear Sir/Madam

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

Demolition of existing single storey dwelling, construction of paved display and parking forecourt, with associated landscaping and lighting

The Bungalow Hangleton Lane Ferring

Thank you for your internet representation made on 28th November 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 Monday, 25th November. The committee agreed it would support the objections raised by Ferring Parish Council against this Application.

East Preston Parish Council objects to the removal of any viable housing stock when most local councils are being asked to provide more and more housing stock.

This council support the objection to any planning application that attempts to alter the north side of the Littlehampton Road. This is another application for a commercial development on rural and agricultural land.

We also raise the concern that the application is for 25 additional car parking spaces on the forecourt whereas the plans submitted clearly show more than 50 parking spaces on the forecourt.

The current site contains a bungalow and green space. We support Ferring Parish Council's view the proposal is not the most suitable use for the site.

Hangleton Lane is known as an area that experiences flooding. In heavy rain the current green space helps drain excess water whereas with a paved area the excess water will potentially lay stagnant as it will be a concrete base.

The larger Yeomans Garage will increase the traffic on an already challenged road. The volume of traffic on this road is a constant concern to East Preston residents. There is also a risk to the safety of the additional cars leaving the forecourt onto a busy dual carriageway.

For these reasons this council would ask Arun District Council to consider refusing Planning Permission for this proposal.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration