



Arun District Council
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9th December 2021

Ferring Parish Council
1 Elm Park Ferring, BN12 5RN
BN12 5RN

Case Officer: Amy Myer
Telephone: 01903 737776
Email: amy.myer@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2 (As amended)

Application No: FG/206/21/PD
Site Address: 9 Ocean Parade Ferring BN12 5QG
Description of works: Notification for Prior Approval under Schedule 2 Part 3 Class MA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from retail use (Class E(a) to residential (Class C3)
- Conversion of existing retail building into 2 No. self-contained residential units.

Thank you for your internet representation made on 8th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42451

Ferring Parish Council object to this application for Prior Approval under Schedule 2 Part 3 Class MA of the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended) for the change of use from retail use (Class E(a) to residential (Class C3).

We would bring to the attention of the Authority that there does not appear to be any provision for cycle parking or for electric vehicle charging in the plans.

The Parish Council cannot support the proposal which would contravene Policy 8 of the Neighbourhood Plan

4.39 The policy discourages the change of use of shop units in the village centre at Ferring Village as there is already some degree of residential development in and adjoining the centre and the number of units available for retail use in the primary local shopping area of the parish is limited. It recognises that Policy 3 provides for the redevelopment for housing of the Village Hall, as an exception. However, the policy acknowledges that some change of use to dwellings of shop units in the smaller, secondary South Ferring village centre may be appropriate but that such use should remain limited to no more than 10% of the total number of units in the centre.

With units previously undergoing change of use to from retail to residential, this proposal would exceed the 10% defined in the NP to protect the viability of the village centre, a valuable amenity for residents and visitors. The protection of the village centres is crucial to maintaining the special character of the village

community and the provision of local services for its residents.

However, should Officers be minded to grant prior approval, we would request that formal conditions are applied to ensure that

- the four defined parking spaces and access are maintained as such.
- unhindered public access is maintained across the existing pathway in front of the residential units maintaining freedom of passage as currently available. This is particularly important for highway / pedestrian safety and for ease of access to other shops / businesses in the parade in support of their ongoing viability.

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>