

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5Qz

Your Ref: OWPC25762
Our Ref: FG/20/20/DOC 13-02-2020
Please ask for:
Mrs A Gardner

18th February 2020

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Approval of details reserved by condition imposed under FG/115/17/PL relating to condition 3-visibility splays.

Paddock House 44 Ferringham Lane Ferring

Thank you for your internet representation made on 17th February 2020 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group objects to this application to dispense with the visibility splays required by Condition 3 of the approval of FG/115/17. In her covering letter to the present application the Agent says that the Inspector in the last appeal 'does not appear to consider the issue of visibility and merely imposes the conditions' in the Council's decision. This is not the case. In allowing the appeal against the Council's refusal of FG/69/16 the Inspector said in her decision letter of 24 April 2017, at para 13:

'The Council's suggested conditions have been considered and re-worded as necessary in the light of Framework paragraph 206 and Planning Practice Guidance (PPG). The condition identifying the approved plans is necessary for certainty. The conditions to control the access, traffic light system, visibility splays, and garages parking places and turning spaces, including one unallocated visitors' parking space are reasonable and necessary in the interests of highway safety'

And at item 7 of Schedule A she said:

No dwelling hereby permitted shall first be occupied until visibility splays of 2 m x 43 m to the south and 3 m x 39m to the north, at the access to Ferringham Lane and the visibility splays shall thereafter be maintained and kept free of all obstructions more than 0.6 m above the level of the adjoining carriageway.'

The Condition was an integral part of the Inspector's decision. To claim that it be discharged because the applicant is unable to meet it makes a mockery of planning controls. There was no suggestion at any of the Development Control meetings (from the developer or the Council's legal staff) that this condition was unlawful, no appeal against the condition and none in the Inspector's consideration of the matter. It is unreasonable to expect the Council to now decide that the condition was wrongly applied and should now be discharged

We urge you to refuse this application - Ed Miller (Secretary, Ferring Conservation Group)

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small

number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our 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 reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning