

Ferring Conservation Group
17 West Drive
Ferring
WORTHING
BN12 5QZ

Your Ref: OWPC22004
Our Ref: FG/29/19/PL 15-03-2019
Please ask for:
Mrs A Gardner

4th April 2019

Dear Sir/Madam

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

Erection of 1 No. 2 bed dwelling
South Point 1 Beehive Lane Ferring

Thank you for your internet representation made on 3rd April 2019 which has been recorded as '**an objection**' with the comments as follows:

Ferring Conservation Group strongly objects to this further application for a site which has had so many applications and appeals. The applicant is gaming the system, building on previous decisions and appeals to extend the development further and further. The Council rightly refused application FG/194/17/PL for the one-bedroom 9th apartment, on the grounds that 'The proposal by virtue of its layout, position and footprint, is considered to represent an overdevelopment of the site which would result in an unduly cramped form of development which would damage the character and visual amenities of the surrounding residential area and provide an unsatisfactory amount of outdoor amenity space for occupiers of the dwelling contrary to policy GEN7 of the Arun District Local Plan and policies DDM1 and EDSP1 of the Emerging Local Plan, policy 1A of the Ferring Neighbourhood Plan and the National Planning Policy Framework.' Those grounds apply all the more to the present application for a larger, two-bedroom apartment, and the Appeal decision does not prevent the Council applying them in this case. The advice from WSCC Highways is once again very unhelpful and should be ignored. Beehive Lane is not a 'private road' but a 'public street'. It is not good enough to say that there is no severe impact on Sea Lane 300 metres away and therefore no transport reason for refusal. The problem is in Beehive Lane. The advice is based on a desk-top study that could not take account of the amount of on-street parking already taking place in that street and the obstruction already causing difficulties for the 8A bus, refuse and delivery vehicles. The carriageway opposite South Point is so narrow that the No 8 bus has to move across to the right side of the road in order to turn left into Ocean Drive. This is a transport as well as an amenity problem. Please follow your judgement of the issues in FG/194/17 and apply it to this new 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