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11th May 2020

Ferring Conservation Group  
17 West Drive  
Ferring  
WORTHING  
BN12 5QZ

**Case Officer:** Andrew Wood

**Telephone:**

**Email:**

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**

**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: FG/46/20/PL

Site Address: The Tudor Close Public House Ferringham Lane Ferring BN12 5NQ

Description of works: Conversion of the existing Public House (Class A4) to create 7 No residential units comprising 5 No 1-bedroom units & 2 No 2-bedroom units & the erection of 2 No 2-bedroom semi-detached chalet bungalows with associated car parking & landscaping. This application may affect a Public Right of Way.

Thank you for your internet representation made on 10th May 2020 which has been recorded as an objection with the comments as follows:

OWPC26820

Ferring Conservation Group objects to this application because the addition of the two semi-detached scheme would overdevelop the site, resulting in a cramped and unneighbourly development and such building behind the existing low-roofed, thatched building would dominate the street scene and be totally out of character.

If the proposal was just to convert the Tudor Close pub and restaurant into apartments we would have to consider whether this was the only way to preserve the exterior, which is an important feature of this part of Ferring. These are Victorian farm buildings, converted to a house and music room in 1928, an important link with Ferring's agricultural past. There are few details of the construction and materials for the proposed semi-detached houses but it seems unlikely that the roof would be thatched and a tiled or slate roof looming up behind the main (north) elevation of the old buildings would practically destroy its charm. The south elevation would almost obliterate the view of the old building from the bungalows in Garden Park.

This is a locally listed building. Para 6.3.3 of the Local Plan says it 'attaches importance to the protection of Locally Listed Buildings. Although these buildings are not subject to statutory protection, the Local Planning Authority will utilise its planning powers to ensure that wherever possible the special character of such buildings is protected and enhanced. Any works carried out should preserve or enhance the building and any features of architectural or historic interest retained and appropriate materials used'. These proposals do not meet that test.

Our other ground for objection is the effect on the residents of Garden Park (which was built in the former car park of the Tudor Close). The walls of the semi-detached houses would be only one metre from their (small) garden fences. They would be overbearing on those bungalows and rob them of light and privacy. There is also the matter of parking, congestion and limited visual splay for traffic exiting the area. This is already

difficult because of the perpetual roadside parking outside the Tudor Close on one side and the shops on the other side. Of course, West Sussex Highways will say there is no problem but they always do and they are always wrong - particularly if they make their comments from a desk-top study, without visiting the sites. We urge the Council to refuse this application. - Ed Miller (Secretary, Ferring Conservation Group)

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](mailto: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](http://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.**