



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

David and Chrissie Ruderman
35 Ocean Drive
FERRING
BN125QP

28th May 2020

Case Officer: Andrew Wood
Telephone: 01903 737768
Email: andrew.wood@arun.gov.uk

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 27th May 2020 which has been recorded as an objection with the comments as follows:

OWPC27276

It is a pity that no one has been able to make a success of running this pub as it has a lot of potential as it is an attractive venue and if it has the support of the local community.

Converting the existing buildings into a flats if done sympathetically as the plans suggest may be commercially appropriate. Cramming extra units into the car park at the back is overdevelopment and not welcome as it will dilute the aesthetic of the existing buildings and crowd the neighbouring properties.

We would also like to remind the planners that the streets which give access to this potential development are private and maintenance funded by the locals through the FRSA. I see that WSCC has been consulted but NOT the owners of the streets - this is a constant oversight.

No doubt the developers would like to use our roads to transport building materials to the site and would be prepared to pay a fee for that privilege. Also there is an annual maintenance fee for using the roads which future occupiers would be morally obliged to pay - perhaps that should be written into the leasehold as a condition of ownership.

Parking and increased traffic in South Ferring is becoming a real issue as more and more sites are converted to multiple occupancy - there needs to be two parking spaces per flat plus extra space for deliveries and visitors within the proposed development site. The bus service although currently suspended due to the Covid19 crisis is unlikely to survive much longer due to the difficulty in getting through the streets mainly due to unauthorised parking.

Overall another sad dilution of the village aesthetics and services.

OBJECTION

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 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

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.