



Kingston Parish Council
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Your Ref: OWQC1649
Our Ref: K/31/13/
Please ask for:
Mr J Smith

19th December 2013

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Demolition of existing stables, construction of new shed and gym on higher ground
The Cottage Brookside Road Kingston

Thank you for your internet comments made on 19th December 2013 which has been recorded as **'an objection'** with the comments as follows:

Kingston Parish Council objects to K/31/13 because

- 1. It is in the Strategic Gap (Local Plan 2003 and Settlement Gap in emerging Local Plan) and would compromise the integrity of the gap*
- 2. It is outside the built up area boundary*
- 3. It is in a sensitive location as it is adjacent to the Ferring Rife and would be detrimental to the views enjoyed by the Public along the Ferring Rife Walks.*
- 4. The stables being demolished were approved for equine use in a field (countryside) whereas this new development for a shed and gym is in a new location in the field and are inappropriate for an area of countryside. The development is more suited to being within the Built Up Area Boundary as part of residential use.*
- 5. The proposed development will be detrimental to the amenity of adjacent properties.*

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

A handwritten signature in black ink, appearing to read 'Karl Roberts', with a long, sweeping horizontal line underneath.

Karl Roberts
Assistant Director Planning & Economic Regeneration