



Arun District Council
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25th March 2022

Stuart Beddoe
4 The Old Dairy Farm
Church Street
Littlehampton
BN17 5EL

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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: LU/54/22/PL
Site Address: The Flintstone Centre East Street Littlehampton BN17 6AW
Description of works: Installation of 3000mm high welded mesh fencing and associated single leaf gate along a section of the northern boundary line and along the rear elevation, Ornamental fencing and associated gates to be installed, located adjacent to the existing southern side entrance to the building, as well as the installation of 3000mm high welded mesh fence encapsulating the existing boiler room to the rear of the building, demolition of existing side secondary entrance including existing ramped access and associated fittings. Repairs to the section of wall affected by the removal of the entrance. This application affects the character and appearance of the East Street Conservation Area and is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 23rd March 2022 which has been recorded as an objection with the comments as follows:

OWPC45532

The proposed fence is welcomed as a measure to stop pupils from the school climbing over the wall to and from our development, The Old Dairy Farm, which sits behind the Flintstone Centre. However, the proposed Euroguard weld mesh fence is ugly and inappropriate, especially considering that this is a conservation area and that tight planning restrictions requiring an ornamental/heritage style gate and fencing were applied to the Old Dairy Farm development just to the rear.

I understand that the weld mesh fence is designed to be less climbable (to stop pupils leaving the school premises), but it should be noted that the proposed fence surrounds the car park area of the school, and not a playground. As such, the pupils should not really be allowed into this area due to multiple safety hazards.

The application appears to take little account of The Old Dairy Farm (it is not shown on the plans), ignoring the fact that we will have full view of the weld mesh fencing, all and every day.

The Heritage Impact Statement says that the rear flint wall is not listed, yet the Proposed Fencing Layout plan says it is listed. Which is correct?

Does the proposed fencing design allow for maintenance of the flint wall?

The Location Plan and Proposed Fencing Layout plans do not show our four year old development to the rear (The Old Dairy Farm) giving a very misleading view of the impact of the mesh weld fence to the rear.

The planning permission for the Old Dairy Farm development (LU/13/15/PL) included materials and designs appropriate for the conservation area that it (and the Flintstone Centre) lie within. Planning permission for the gate and fence to our development (LU/4/18/PL) required the use of heritage ornamental design and materials, similar to the ornamental design used to the front of this application for the Flintstone Centre.

The proposed Euroguard weld mesh fence is not in any way in keeping with the conservation area and would be erected within 5m of the heritage design and materials used for the gate and fence to the Old Dairy Farm.

This weld mesh fencing would be visually incongruous to the residents of The Old Dairy Farm. It would be erected within 10m of the front facade of numbers 1-5 The Old Dairy Farm, protruding above the existing flint wall, and also along the garden wall of number 8. The Euroguard weld mesh fencing looks more appropriate for use surrounding a prison or similar. Previous discussions with the Council stressed that the planning submission would include heritage/conservation style fencing to the rear, and not an ugly and inappropriate weld mesh fence.

Planning restrictions for The Old Dairy Farm required that all lamp columns be of a heritage design. Three of these lamp columns sit within 30cm of the proposed weld mesh fence. It seems highly inconsistent to apply different requirements within 30cm. It should be noted that the columns the developer actually installed were in breach of the planning restrictions and have been subject to a planning compliance investigation.

This weld mesh style of fencing is also not in keeping with the listing status of the Flintstone Centre. If heritage fencing is appropriate at the front of the Flintstone, then it surely should be appropriate at the back as well, particularly when bearing in mind the above points.

I would be in full support of an application using heritage style fencing to the rear.

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 including your name and address 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/what-happens-next](https://www.arun.gov.uk/what-happens-next).

Some applications will be determined by the Planning 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/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning 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 <https://www.arun.gov.uk/privacy-policy/>

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.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>