

Dan Montagnani
Lyminster House
Church Lane
Lyminster
Sussex
BN17 7QJ

Your Ref: OWPC19303
Our Ref: LY/11/18/CLE 17-05-2018
Please ask for:
Mr K Roberts

16th July 2018

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)

**Town & Country Planning (Development Management Procedure) (England) Order 2015:
Article 39**

Lawful development certificate for the existing use of land as ancillary to the residential property of Arundel Vineyard & not as a commercial vineyard.

Arundel Vineyard Church Lane Lyminster

Thank you for your internet representation made on 13th July 2018 which has been recorded as **'an objection'** with the comments as follows:

I wish to object to the planning application on the following grounds

- *The application is clearly at odds with the Local Plan that is submitted and awaiting approval. If we are to allow such deviation from the Local Plan at this stage, then it begs the question - what is the point of a local plan?*
- *Allowing this application would effectively introduce an alternate land use between the Lyminster Conservation Area and the Arun Valley designated Agricultural Land Use. This would set an unacceptable precedent for future residential development of the subject site*
- *The planning application completely fails to consider the impact upon the adjacent Listed Building - Lyminster House*
- *The planning application completely fails to consider the impact upon the adjacent Lyminster Conservation Area*
- *The economic argument presented with regard to this application does not constitute grounds for the Planning Authority grant permission to the application. It is not for the Planning Authority to provide redress to individuals' economic circumstances through the planning process.*
- *Vines have been grown at the property until 2015 - not 2010 as stated in the application*

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. 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