

Russell Le Page
Old Lyminster House
Church Lane
Littlehampton
BN17 7QJ

Your Ref: OWPC16144
Our Ref: LY/19/17/PL 12-09-2017
Please ask for:
Mrs A Gardner

3rd November 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use from Vinery at Arundel Vineyard to garden amenity area serving Macushla House. This application is a Departure from the Development Plan.

Arundel Vineyard Church Lane Lyminster

Thank you for your internet representation made on 2nd November 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to object to the application to redesignate the Vinery as a garden amenity. The Lyminster Conservation area was designated in March 1998 and the boundary of the conservation area abuts the property concerned. At the time of designation the land was agricultural land, and so the residential area of Lyminster ended at what is now the north boundary of the conservation area. I feel certain that had the Vineyard been a residential garden amenity at that time it would have been included within the scope of the conservation area. It is only because it was agricultural land that it was not included in the designation, and so to now allow this to be designated as a residential amenity with the implied possibility of future development on the site, would be to subvert the Council's designation. I also believe that any consent which increased the possibility of development on this site would affect the Conservation area, notwithstanding the property's position outside the Conservation Area. The designation mentions "fine, long distance views to Arundel" to the north, and specifies as an opportunity for enhancement the improvement of these northward views. Any future development on what is currently agricultural land would have the opposite effect on these views, and so while this is a seemingly innocuous application, it should not be allowed on the basis that it offers an opportunity to damage the character of the Lyminster Conservation area.

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

Neil Crowther
Group Head of Planning