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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Martyn White <Martyn.White@arun.gov.uk>
Sent: 12 March 2021 18:05
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: LY/1/21/PL

From: Martyn White
Sent: 12 March 2021 18:04
To: Planning <Planning@arun.gov.uk>
Cc: Anita Gardner <Anita.Gardner@arun.gov.uk>
Subject: LY/1/21/PL

LY/1/21/PL

St Mary Magdalene's Church, Church Lane, Lyminster, BN17 7QH

Proposed new Klergester below ground cesspool for existing Church WC facilities. This application may affect the setting of a listed building, may affect the character & appearance of the Lyminster Conservation Area & is in CIL Zone 3 (Zero Rated) as other development.

St Mary Magdalene is a Grade 1 listed church situated in Lyminster. The original Chancel and Nave date back to Saxon times and formed part of the Benedictine nunnery of Lyminster. Originally the Chancel was the Nun's Church and was separated from the Nave by a high solid timber screen. The Medieval Aisle roof is heavily timbered with crown posts. The Nave arcade is Transitional Norman (c.1160-70) with pointed unmoulded arches and plain responds formed when the north aisle was added. The church was altered in the 13th Century and subsequently in the

15th Century with the addition of a north porch and a vestry in the 19th Century. It is considered to be of architectural, historic and communal significance.

St Mary Magdalene's Church is also located within the Lyminster Conservation Area. The Conservation Area focuses around a small, attractive rural settlement which is characterised by buildings of various scale, style, date and materials. There is an informality of layout enhanced by mature landscaping and verges. Flint walling is also an important feature of the area, including substantial high walling at the eastern end of Church Lane.

The agricultural basis of the settlement is echoed in several buildings of the distinctive Norfolk Estate style of the late 19th Century. St. Mary Magdalene's Church forms a focal point and impressive terminating feature of the street.

The Proposal

The proposal is for a new Klergester below ground cesspool for existing Church WC facilities. The Klergester will be located adjacent to the churchyard within a small triangular parcel of land alongside a farmyard track of Church Farm north of some modern agricultural barns.

It will be located in close proximity to the church WC facilities, whilst also minimising any necessary trenching of a foul waste pipe through the archaeologically significant graveyard. Whilst this is a positive approach, I would want the council's archaeological advisor to also review the application from his specialism. I would also want to be assured that in undertaking the works that the attractive walling would not be affected during any construction works.

I note that the external appearance of the area will be returned to soil and grass with only a simple man-hole cover for emptying and maintenance being visible. The introduction of grass will improve the appearance of the land.

It is considered that the proposal will not harm the significance of either of the heritage assets identified as part of this assessment.

Conclusion

The application is considered to not cause harm to the significance of the heritage asset(s) or its/their setting. As a consequence, it should be determined in accordance with the relevant policies within the Development Plan, along with these comments. You will also need to take into account the contents of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Martyn White
Principal Conservation Officer,
Planning Services



Please note: I work on Conservation for half of the working Week (all day Monday and Friday and Tuesday Afternoons)

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Essential maintenance is being carried out to the planning, building control and local land charges database during the week commencing 12 April 2021.

During this time there will be no public or staff access to any records held within this database, and it will not be possible to carry out any of the following tasks via the Arun website:

- **Research planning and building control history**
- **View any planning applications, plans, agreements, tree preservation orders or competent persons data**
- **Submit building control applications**
- **Submit planning application comments**
- **Report any planning compliance issues**

The publicity and consultation period for all planning applications that fall over this week will be extended by a further week to ensure no one is disadvantaged.

All other aspects of planning, building control and local land charges will be limited during this week and you are strongly advised to contact the individual departments before 12 April 2021 for specific restrictions during this time.