

Alan Gibb
Lyminster Lodge
Church Lane
BN17 7QJ

Your Ref: OWPC16331
Our Ref: LY/20/17/PL 12-09-2017
Please ask for:
Mrs A Gardner

16th November 2017

Dear Sir/Madam

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

Application for Continuance of use without compliance with condition 2-occupation imposed under LY/16/02/, condition 3-occupation imposed under LY/3/04/ & condition 3-occupation imposed under LY/25/04/. This application is a Departure from the Development Plan.

Arundel Vineyard Church Lane Lyminster

Thank you for your internet representation made on 15th November 2017 which has been recorded as '**an objection**' with the comments as follows:

I wish to lodge an objection to planning application LY/20/17/PL on the grounds of the significant strategic and public policy impacts that approval would have. Machusla House sits at the edge of the Lyminster Conservation Area and in a Strategic Gap between Settlements, as well as next to a Biodiversity Opportunity Area, and has historically been a site used for agriculture. The conditions imposed by LY/16/02 when the previous residential property was replaced were well reasoned, and indeed reinforced by the subsequent conditions contained in LY/3/04 and LY/25/04. As stated in those conditions, "the site lies in a rural area...where development not needed for the essential needs of agriculture or forestry would not be permitted".

I believe that the nature of the site has not changed regardless of the applicant's failure to comply with the condition applied on three occasions, and of the Council's failure to enforce these conditions.

I understand that the applicant wishes to maximise the value of his property, but any future development on this site would have a consequent negative effect on the value of my property and of my neighbour's properties, and I feel strongly that this cannot be a valid reason to overturn well reasoned planning conditions.

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