

Alan Gibb
Lyminster Lodge
Church Lane
Lyminster
West Sussex
BN17 7QJ

Your Ref: OWPC18540
Our Ref: LY/9/18/PL 10-04-2018
Please ask for:
Andrew Wood

31st May 2018

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/ (resubmission following LY/20/17/PL).

Arundel Vineyard Church Lane Lyminster

Thank you for your internet representation made on 30th May 2018 which has been recorded as **'an objection'** with the comments as follows:

I wish to lodge an objection to this planning application 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 applicants 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 if my neighbours properties and I feel strongly that this cannot be a valid reason to overturn well reasoned planning conditions. Further I note that the applicant seeks to rely on an appeal granted in Chichester recently, where the application was granted after a prolonged marketing attempt. Likewise I note that Machusla house is now offered on the market with Clarke's estate agent. It should be noted that unlike the appeal relied upon there has been no attempt to market the property as an agricultural property with agricultural land. Although the agents details mention the planning condition, the agent is a residential agent with no agricultural specialism and it is clear that the property is offered as residential property. It should also be noted that the property, unlike that in the appeal, which had been marketed for a year, has only been offered on the market since this application was resubmitted.

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