

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

Your Ref: OWPC18541
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 object to this application on the grounds that condition 2, imposed in planning consent LY/16/02 was correctly imposed and that the reasoning behind it's imposition was correct. Furthermore that the planning framework has not subsequently changed; the house remains in a strategic gap, and the site continues 'to sit in a rural area'. The applicants failure to comply with this condition over the past 15 years, and the Council's failure to enforce this condition, do nothing to negate the reasoning behind the original planning consent, and indeed, it seems there might be significant policy implications if they were considered to do so. While I have sympathy with the applicants desire to maximise the value of their property, I also believe that there individual interest in this matter cannot override the public policy considerations regarding correctly made planning designations. 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. I know that my neighbours and I would be prepared to purchase the agricultural land adjoining the property and to maintain it for agricultural use if it were to be separated from the house; the marketing exercise being carried out does not allow for this.

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