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6th January 2025

N Mason Valenghi
7 Shaw Close
Middleton on Sea
PO22 7TQ

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: M/94/24/PL
Site Address: Sea Willow 35 Central Drive Middleton-on-sea PO22 7TT
Description of works: Change of use from beach to garden and erection of a 3' single post and rope fence. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 5th January 2025 which has been recorded as an objection with the comments as follows:

OWPC73316

I object to the change of usage from beach front to exclusive use for the applicant's Air B&B, even though she has had to apply for change of use in retrospect. appreciate that the owner owns the land to the "high tide level" but this land has been left open for considerable years and the "high tide level" is pushing back towards her property and will continue to do so with climate change and rising sea levels.

The West Sussex Way footpath runs along this stretch of beach and was agreed with the owners of the beachfront properties long before the applicant started buying sea front properties in Middleton and Elmer for the sole business use of Air B&B.

The applicant now owns three large Air B&B properties on Central Avenue and another on Elmer Sands Estate which sets a very dangerous precedent for the future of these properties and their beach frontage.

There has been destruction of the plants growing in the shingle on the applicant's land which has been fenced off. The local people that live here and support the village that makes such a lovely holiday experience for her clients, understand that this destruction of the foreshore is perilous and leaves local home more vulnerable to "overtopping" by future storm surges. The steps shown on the Land Registry document were just access to the beach, it was never fences off. The garden on this property that she rents out to at least 18 people is huge and ample for her business needs. I'm sure the applicant doesn't need to worry about the cost of her insurance as her clients are paying for it.

The applicant has acted without thought for the local people that live in the village and have been using this stretch of foreshore for decades.

As a post note, what does the applicant plan to do with these properties when the Council starts restricting Air B&B's as in other areas? I think exclusive flats with private beach access. Not good for locals and their housing needs. Arun D.C. please sit up and take notice.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website <https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>