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21st December 2021

Jane Collins
12 Laurel Drive
Pagham
PO213ND

Case Officer: Mr S Davis
Telephone: 01903 737874
Email: Simon.Davis@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: P/159/21/PL
Site Address: 253-255 Inglenook Hotel Pagham Road Pagham PO21 3QB
Description of works: Variation and removal of conditions imposed under P/58/19/PL for the variation of condition 2-plans condition & 16-external lighting of roads & footpaths & removal of conditions 11-footpath access through Hotel site & 13-signage of vehicular access previously proposed.

Thank you for your internet representation made on 20th December 2021 which has been recorded as an objection with the comments as follows:

OWPC42744

This application appears to challenge the appeal decision made by the Planning Inspector and the Architect's Design and Access Statement presented in 2019.

The original Planning Application for 9 houses and access was not deemed unviable and the Inspector stated there was limited conflict with the development plan as a whole.

I strongly object to this new application for the following reasons.

Unacceptable Permitted Development

ADC's condition restricting permitted development was removed by the Inspector as she was not presented with evidence of Mill Farm Drive dwellings being an 'exceptional circumstance'. One wonders what is classed as 'exceptional circumstance', did she enter the Mill Farm Estate to look for any evidence to justify that statement.

Loss of light was already a disadvantage for residents along Mill Farm Drive and the insertion of dormers and rooflights in the four dwellings will now be very invasive. The addition of the 2nd floor does not reflect the character of the site or surrounding area, in particular the properties of Mill Farm Estate. Windows will be looking down onto single storey bungalows and conservatories. They will suffer loss of light and privacy with an unacceptable level of overlooking contrary to ADC Local Plan policies D DM1 3 (Impact).

New access via Spinnaker View

This new application proves that ADC were right to refuse, even though their decision to refuse was against the Highways recommendations, perhaps ADC should have put forward a stronger case. Highways had no jurisdiction over the proposed access into the Pagham Road just as they don't have jurisdiction over Spinnaker View access, which is an unadopted and Private road exiting into the Pagham Road.

The Planning Inspector agreed

- that a refuse vehicle can enter and exit the site
- the Fire service can control any potential fires
- that there was limited conflict with the plan as a whole

Was the Planning Inspector's decision flawed?

The Inspector visited the site during lock down, not a realistic snapshot/representation of the impact the development would have on the village or of the issue of parking. One would assume in such unusual times it would have been prudent to re visit the site at a time when the village would be nearer to normal daily conditions.

Lack of available parking

The increase in bedrooms and square footage for 4 of the dwellings increases the requirement for additional parking which was already short by 4 spaces and which will now be increased to 8. Although a revised plan has provided an additional 4 spaces on site there remains a shortfall of 4. There is no parking available in the village and any parking shortfall is unacceptable. It should not be assumed that other developments parking allocations should meet this shortfall who are already providing their quota of parking. Spinnaker View is adhering to their developments Condition 14 . 'to ensure the 4 proposed visitor parking spaces are promoted and available for general public use- .The approved measures shall thereafter be implemented and permanently retained/maintained. Reason: To ensure compensatory parking for the wider public and to accord with policies GEN7 & GEN12 of the ADC Local Plan. These spaces were provided by the developers of Spinnaker View for the use of the village in mitigation for the loss of public parking spaces on the Pagham Road

Obviously, the potential cost of crossing the ransom strip to provide an alternative access through Spinnaker View will reduce the profit from this development.

The proposed new access and the permitted development should not go ahead?

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>