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24th December 2021

James Francise Joyce
49 Christchurch Crescent
West Meads
PO21 5SL

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/165/21/PL
Site Address: Land at Spinnaker View Pagham PO21 3FL
Description of works: New vehicular access entrance, relocated parking bays, and pedestrian access associated with the redevelopment of the rear of Inglenook Hotel as 9 No. dwellings. This application is in CIL Zone 4 (zero rated) as other development. This application may affect the setting of a Grade II Listed Building.

Thank you for your internet representation made on 23rd December 2021 which has been recorded as an objection with the comments as follows:

OWPC42863

As you can see I do not reside on Spinnaker View Estate but I'm a very frequent visitor to members of my family living there. Apart from their estate being sandwiched between two very noisy building works both sides of them, I want to take up a couple of points which show that your planning department is seemingly behind the curve in regard to the Inglenook builders.

For example. When planning was approved for the construction of 9 houses, it was on the condition that the access roadway running by the hotel to their car park was widened at a certain point by the removal of part of the hotel building on a bend to give access to large vehicles such as refuse and fire brigade. Building work started by digging the footings and laying concrete before the Hotel was modified. In fact that modification, apart from removal of a course of bricks, was never undertaken. But still building continued, flouting the conditions set down by the planning department. The department was told of this and the answer was that the builder was just clearing the land. I would have thought that the planning department, being told that building work had started before the access conditions had been met, would have gone on site to investigate. Arun behind the curve, builders doing what they want.

Not it seems that the hotel proprietor Mr Honour is objecting to the use of his roadway as access to the new small estate, even though it was part of the planning conditions and that the use of this roadway enabled Mr Honour to sell the small piece of land for house building. To now refuse access is a bit much, especially as because of this refusal the builder now wants to come through onto the Spinnaker View private estate which in my opinion, is not on!

The builder is now making his houses higher to accommodate bedrooms in the roof. Planning permission has been applied for but the building work is commencing with the higher brick course and the new special roof struts. This is going ahead without so far, any planning permission. This is what I mean about the planning department being behind the curve, always playing catch up, with the set of builders who know very well that nobody is going to tell them to dismantle anything. They just carry on regardless. The planning people at Arun should have been monitoring this site more closely. This extra height will block any westerly autumn late afternoon sunshine and being higher will directly overlook the bedrooms of houses in Spinnaker View and Mill Farm.

As for now the builder wanting to invade the Spinnaker View estate because the hotel proprietor has now decided that he will not allow his roadway to be the access to this new group of houses under construction, which was and is a condition of the planning permission, is just beyond me totally.

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>