

[REDACTED]

From: Simon Davis
Sent: 26 May 2017 11:02
To: Planning.Responses
Subject: FW: P/22/17/PL
Importance: High

Objection Letter. Pls upload the pdf in colour

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Arun District Council |
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Save the environment - think before you print.

From: [REDACTED]
Sent: 26 May 2017 08:47
To: Simon Davis
Cc: Pagham Parish Council
Subject: P/22/17/PL
Importance: High

Dear Simon,

Please find attached a copy of North Mundham Parish Council's response to Lucken Becks comments on our objection to this application.

Kind regards,

Louise

Mrs Louise Chater MILCM

Clerk to North Mundham Parish Council

[REDACTED]



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NORTH MUNDHAM PARISH COUNCIL
Working for the whole community

Mrs Louise Chater
Clerk

1 Charlmead, East Wittering, Chichester West Sussex PO20 8DN

www.northmundham.org

Mr S Davis,
Planning Officer
Arun District Council

Sent by email

26th May 2017

Dear Simon,

P/22/17/PL - Bowley Farm, Bowley Lane, South Mundham, PO20 1NB - Variation of condition 2 imposed under P/72/09/ relating to occupancy dates.

Reference: Luken Beck's letter GB/16092 dated 17 May 2017

North Mundham Parish Council has considered Luken Beck's response (reference A) to our letter of objection submitted by e-mail on 11 May 2017.

We note that Luken Beck persists in arguing that the application represents only another 12 weeks of occupation. This is incorrect and misleading. The current wording of Condition 2 of planning consent P/72/09 reads: "The caravans hereby approved shall only be occupied between 1st March and 31st October in any year." Therefore this latest application represents a 50% extension of the time during which occupation is allowed. It is in that light that we need to consider the implications of this application for the quality of life of our local community. The applicant has explained that the workers are required to support varied facets of the business throughout the year. We are concerned at the additional traffic that will be generated, along narrow lanes that are only passable with care, and the associated risk to the local population.

Furthermore, we note that although the application has been submitted on the basis that there are 20 caravans on site, and thus 20 units of residential accommodation, a Google Earth view dated 22 April 2015 shows a further four caravans on site. A copy is attached. This situation requires clarification.

Luken Beck has argued that "By the very nature of the wheeled caravans, they cannot be considered permanent". This proposition is clearly untenable, as evidenced by the innumerable cases of wheeled structures and mobile homes used as permanent residential accommodation on established 'park home' sites, those granted planning consent in support of horticultural and equestrian sites which require permanent attendance on site, and consent granted for the use of caravans and mobile homes by gypsies and travellers as permanent residential accommodation.

By their own admission, the applicants are employing 'transitory workers' for twelve months of the year. There is nothing to say that the same workers will not be permanently employed, and we can conceive of no condition which would prevent the same people being in residence the year round. Luken Beck has suggested that the LPA might impose a condition to limit occupation to only 50

weeks in the year, but this does not prevent permanent occupation - it merely means that any occupants will take a two week holiday during the 'closed' period.

We also note that the planning officer's report for the original consent (P/72/09) acknowledged the inadequate capacity of local roads. The report states: "However, Runcton Lane and Bowley Lane have very limited passing opportunities, therefore require a routing agreement from the applicant to show clearly how they will safely convey the proposed mobile homes to the site." Unfortunately, this condition only applied to the delivery of the caravans, and not the occupants' cars. It is the increasing traffic on local roads of inadequate capacity which represents a growing problem in our parish. We do not believe that an application for 20 units of residential accommodation in use throughout the year should be granted without consideration of the effects of this additional traffic on the living conditions of the established local community in our parish.

Lukan Beck has also argued that Condition 3 limits occupation to "those working within agriculture and employed within Bowley Farm". This is incorrect. The condition that limits occupants to those working at Bowley actually says: "The Caravans shall only be occupied by agricultural workers engaged in agricultural employment at Bowley Farm and other land in the same ownership and/or control as Bowley Farm." That leaves considerable latitude for the occupants to work elsewhere in the local area. Indeed, we note from the planning officer's notes for the original consent state that "The farmland at Bowley is leased to the adjacent farm, Sefter Farm (Barfoots of Botley) which is a large growing and distribution centre for the area." It is clear, therefore, that the wording 'other land in the same ownership/control as Bowley Farm' could, now or at any time in the future, allow very considerable scope for workers to be employed on other sites.

For the reasons set out above and in our previous response, North Mundham Parish Council maintains its position and requests that this application is refused.

Yours sincerely,

L. Chater

Louise Chater MILCM
Clerk North Mundham Parish Council

Attachment: Google Earth view dated 22 April 2015



Google Earth

2/10/2012

100 m

