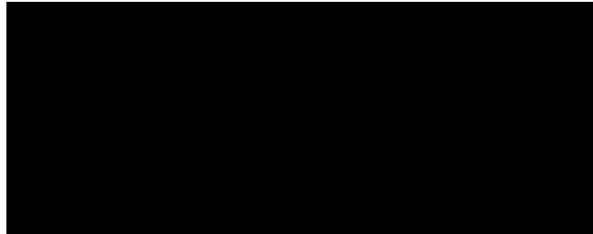




**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

Parish Council Office, The Pavilion, The Street,
Walberton, Arundel, West Sussex, BN18 0PJ



Ms Anita Gardner
Arun District Council
By email - anita.gardner@arun.gov.uk

9th January 2019

Dear Ms Gardner

WA/108/18/PD

Walberton Parish Council objects to this application.

We are hereby requesting that Arun District Council make a formal site visit.

This application raises a number of items on which the Parish Council seeks clarification.

Planning statement

Page 2. That said, in this case the structure is structurally suitable for conversion to residential use without the need for new structural elements. The works required are largely superficial, such as the renewal of external finishes and the erection of non-loadbearing internal walls to provide room divisions. We do not consider that the current greenhouse foundations are substantial and are therefore not suitable for housing. We also challenge the alterations to the structure to provide sufficient insulation and internal strength, which will effectively require a rebuild.

Page 5. 3.5 In this regard the GPDO provisions make clear that Development is not permitted if: (a) The site was not used solely for an agricultural use, as part of an established agricultural unit

(i) on 20th March 2013

It is clear from the previous applications on this site that the site was not used solely for agriculture as it was and is, used for boat and car storage and mobile homes. In addition, it was used as a landfill site - see point 3.49 below.

This site has planning permission for the storage of up to 5 boats and 20 cars and several mobile homes.

We deem it an inappropriate location for houses to be built on a site which is used for this type of activity.

There is also a wooden building on the site which would also appear to be occupied as an unauthorised dwelling. Centre of photo



Page 10 3.49

The site has been contaminated with both asbestos and tyres.

Where will the septic tank for the new houses be located?

The site is adjacent to Wandleys Copse which is classified as ancient woodland. As such we request that the appropriate surveys be carried out to include bats, dormice, reptiles, great crested newts, badgers, owls.

The change of use is contrary to Walberton's Neighbourhood Plan policies VE2 "Horticultural development" and CL 1 "Businesses".

Expansion and improvement of other horticultural businesses in the parish proves a need for horticulture to be supported. See WA/ /112/18/CLE, WA/67/17/PL, WA/41/00, WA/67/17/PL and WA/92/17/PL

ADC must conduct a full site visit to ascertain all facts.

We also seek clarification on a number of points from previous planning applications

Ref: WA/98/16/CLE and WA/99/16/CLE

Quotes from ADC solicitor. The family all say
In 2000 diversified into storage of cars and boats

owner since 1990.

Requested – 5. Describe structure and its hardstanding and other plot boundaries on land use. Provide photos to supplement descriptions - have these been provided to ADC?

I see up to 150 cars are referred to in collection notices in the evidence

Drainage engineer - quote

The mobile home appears to have some kind of foul drainage system within the ditch, causing an obstruction. The boundary fence has extended across the ditch and is also obstructing it.

The resident has been written to as the riparian responsibilities of living adjacent to a watercourse are being ignored.

Environmental health have been informed.

As far as we are aware the owner has not complied with his riparian responsibilities as the lane immediately outside the plot floods frequently. WSCC Operation Watershed is aware of the problems.

What are Environmental Health's comments?

Planning statement If the Council is minded to approve this application then the applicant will enter into whatever legal agreement that is deemed appropriate to ensure that the rear part of the site can only be used to site one caravan/mobile home and the applicant will agree to remove the other mobile homes that are in need of some element of repair. Has this agreement been made?

Yours sincerely

Unsigned - sent by email

Andy Peppler
Clerk to Walberton Parish Council.