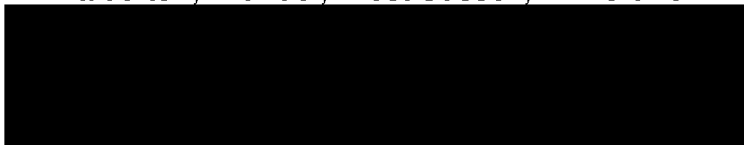




**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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



Attn: Mrs A Gardner. Arun District Council. Planning Department.

Dear Sirs,

Stoneybrook Farm, Eastergate Lane – WA/61/19/PD - Objection

Walberton Parish Council objects to this application.

Reasons for Objection:

- The submitted plan currently does not appear to be valid as the building to be modified does not appear in the documentation available to be indicated. Normally, an outline in red is expected to demonstrate the area under consideration and its location in the site.
- The existing layout refers to first floor, but the proposed layout is ground floor which do not tally with the application.
- Planning for a dwelling has been previously refused on several occasions. The successful application, on appeal, was for siting a mobile home on site with the condition that occupation is limited to a person solely or mainly employed or last employed in the locality in agriculture and their dependents. There is currently no evidence of a mobile home, caravan or other type of moveable home on the site despite it being the address of four registered voters.

With reference to the Arun District Council Adopted Plan:

Policy EMP SP3

"8.7.5 Identified housing need may be present in many communities but the change of use from employment may be inappropriate compared to alternatives, including a need to retain or promote economic vitality within communities. Before any change of use from employment will be considered, through the Local Plan, the Council will require that it is demonstrated that a site is no longer required and is unlikely to be re-used or redeveloped for industrial/commercial purposes. This should include a clear demonstration of marketing, viability appraisal and the suitability of the site to accommodate a new use - using a methodology to be agreed by the Council at pre-application advice stage. An assessment will need, but not exclusively, reference:

- "a. Location of the site
- "b. Quality and suitability of buildings
- "c. Site layout
- "d. Accessibility
- "e. Proximity to major transport routes
- "f. Other uses in the neighbourhood
- "g. Cost of demolition or refurbishment set against future value for employment uses

“h. Length of time the site has been vacant, and the efforts made to market the site in ways to attract different types of employment uses

“i. Impact of an alternative use upon the amenity and viability of other businesses in the vicinity of the site”

- No assessment of this nature has been provided as part of the application
- The evidence of discontinuation of the business in operation at these premises is minimal – a single email message. No other documentation confirming closure, for example winding-up accounts, is provided.

Policy H DM4: Conversion of rural buildings for residential use

“Proposals for the conversion of buildings for residential use outside the built-up area will not be permitted unless:

“a. Either, it has been demonstrated that reasonable attempts have been made to market and use the premises for business purposes, and the application must be supported by a statement of the efforts which have been made;

“or, residential conversion is a subordinate part of a scheme for business re-use;”

“b. ...”

- No demonstration is presented to confirm compliance with this policy.

With reference to the Walberton Neighbourhood Plan:

- The site has not been offered for inclusion in the Neighbourhood Plan review despite a call for sites in a newsletter delivered to the address in 2018
- The site is contra to Walberton Neighbourhood Plan policy CL3: Retention of Employment Land.

“Except in respect of sites covered in policies HP 3 and HP 8, proposals for the redevelopment or change of use of land or buildings in employment or service trade use to non-employment uses will not be permitted, unless the existing use can be shown to be no longer economically viable. Evidence should be provided by the developer that the site has been actively marketed, at the market rate current at the time, for a minimum of 12 months and no sale or let has been achieved.”

There is no evidence provided in the application to demonstrate that the exception should be invoked.

We note that the developer has been named as The Construction Management Corporation but according to the undated email from Mr Reynolds in the application letter this company closed in 2018.

Walberton Parish Council requests that Arun District Council conducts a site visit to satisfy themselves of the correct position i.e. first or ground floor and that no building on the site is currently being used as a residence. We cannot find any permission, other than that for the mobile home, for residential use.

Yours faithfully,

Andrew Peppler
Clerk to Walberton Parish Council





[REDACTED]

From: Andy Peppler [REDACTED]
Sent: 02 August 2019 08:57
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Planning Consultation on: WA/61/19/PD

Dear Sirs,

Further to my earlier email regarding planning application WA/61/19/PD please find attached two photos in support of our Objection. We do not believe these photos look like an agricultural barn but more like a domestic residence.

Yours sincerely,

Andy Peppler - Clerk - Walberton Parish Council

[REDACTED]

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From: Andy Peppler [REDACTED]
Sent: 02 August 2019 07:16
To: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Cc: Planning [REDACTED]
Subject: Re: Planning Consultation on: WA/61/19/PD

Dear Sirs,

In respect of the below planning application WA/61/19/PD Walberton Parish Council wishes to record an Objection. The reasons for the objection are set out in the attached letter.

Yours sincerely,

Andy Peppler - Clerk - Walberton Parish Council

[REDACTED]

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From: planning.responses@arun.gov.uk <planning.responses@arun.gov.uk>
Sent: 04 July 2019 09:52
To: Andy Pepler [REDACTED]
Subject: Planning Consultation on: WA/61/19/PD

To: Walberton Parish Council

NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2
Prior Notification for a Commercial Permitted Development
APPLICATION NO: WA/61/19/PD

Registered: 2nd July
2019
Site Address: Stoney Brook Farm Eastergate Lane Walberton
Grid Reference: 96030 06120

Description of Works: Notification for Prior Approval under Part 3, Class O for change of use from an office (Class B1) to 1 No. dwelling (Class C3).

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.
[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 02-AUG-19.

You can also monitor the progress of this application through the Council web site:
www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations. Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website: www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email

<http://www.arun.gov.uk>

DX 57406 Littlehampton

You can view Arun District Council's Privacy Policy from <https://www.arun.gov.uk/privacy-policy>

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