



**WALBERTON PARISH COUNCIL
INCLUDING FONTWELL AND BINSTED**

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



30 November 2020

Dear Sirs,

Planning application WA/87/20/CLE – Stoneybrook Farm, Eastergate Lane, Walberton.

At its recent Planning Committee Meeting, Walberton Parish Council resolved to OBJECT to the above planning application on the grounds detailed below.

A previous planning application WA/55/90 was refused for one agricultural dwelling and reason 3 still applies "If this proposal were permitted the local Planning Authority would find it difficult to resist similar proposals in the vicinity, the cumulative effect of which would be to alter the character of the locality to the serious detriment of the amenities of the area...." We therefore recommend refusal on the same grounds.

Walberton PC has raised concerns with Arun about potential unapproved development on this site in recent years and are concerned that planning regulations have been circumnavigated to facilitate an unapproved dwelling on an agricultural / horticultural site.

Please note that the Parish Council has an outstanding request concerning Planning Compliance Case ENF/298/19 – this dates from the 28th November 2019.

In the statements provided it is noted that Thomas Reynolds, lived with his parents in the north side of the barn; was permission granted for this to be used as a dwelling? In application WA/61/19/PD; the plan shows the remainder of barn with no mention of a dwelling. On the application form, Question 7 says there are no existing residential units, but he states he previously lived with his parents on the north side of the barn.

Stoneybrook Farm was sold on 1st March 2019 to Stoneybrook Farm Limited (11625151) - 64306 - which classes its activities as of real estate investment trusts. Only 1 officer and employee with at least 75% control – Thomas James Oliver Reynolds.

The applicant is now seeking retrospective approval based on the passage of time, but their past actions appear to have complete disregard for planning decisions and on this basis, we would recommend refusal and for Arun to investigate the matter thoroughly.

Yours sincerely,

(sent by email unsigned)

A. Peppler
Clerk – Walberton Parish Council.