



Yapton Parish Council
Mr A Gardiner
38 Ruskin Avenue
North Bersted
Bognor Regis
PO22 7ND

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWPC25340
Our Ref: Y/106/19/L
Please ask for:
Ms M Tomalova

20th December 2019

Dear Sir/Madam

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended)

Listed building consent for conversion of & alterations to existing barns to create 3 no. dwellings, erection of car barns & stores, a replacement pump house, demolition of barn, associated landscaping & parking.

Stakers Farm North End Road Yapton

Thank you for your internet comments made on 19th December 2019 which has been recorded as **'an objection'** with the comments as follows:

YPC have fully considered the above application.

YPC recognise that whilst the site falls within Yapton's BUAB the buildings form an important part of both the listed building's setting as well as the Yapton Main Road Conservation Area. It is with these two important factors in mind that YPC wish to ensure that a truly sympathetic approach is adopted with any future development of these important agricultural buildings in terms of setting, materials and any refurbishment/redevelopment works.

YPC wish to object to the current proposal set out in the above application on grounds of Highways. This stretch of North End Road is subject to continuous congestion resulting from overflow street parking from both Yapton Primary School and the Avisford Doctor's Surgery. The current parking situation frequently blocks visibility splays to and from the proposed entrance way. Therefore YPC believe that unless the current parking problem can be resolved the Staker's Farm entrance/exit point is inadequate for the applicant's proposed increased intensification of site in terms of traffic movements and flow.

YPC would also state that it regards the proposed amenity space for Barn 3 to be insufficient for a 3 bed house. YPC would also question whether the introduction of a third dwelling in this location actually enhances the site but probably simply causes unnecessary over intensification for a sensitive set of historic farm buildings.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be

advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning