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22nd April 2021

Yapton Parish Council,  
Mr Andrew Gardiner, Clerk of the Council  
38 Ruskin Avenue  
North Bersted  
Bognor Regis  
PO21 5BW

**Case Officer:** Mr S Davis  
**Telephone:** 01903 737874  
**Email:** [Simon.Davis@arun.gov.uk](mailto:Simon.Davis@arun.gov.uk)

Dear Sir/Madam,

**Town & Country Planning Act 1990 (as amended)**  
**Town and Country Planning (Development Management Procedure) (England) Order 2015**

Application No: Y/31/21/PL  
Site Address: Land East of Drove Lane Yapton BN18 0EB  
Description of works: Temporary sales cabin & associated landscaping. This application may affect the setting of listed buildings, may affect the character & appearance of the Main Road/Church Road Conservation Area & is in CIL Zone 3 (Zero Rated) as other development.

Thank you for your internet representation made on 21st April 2021 which has been recorded as an objection with the comments as follows:

OWPC35273

YPC has considered the above application and object to this application.

YPC objects on the following grounds:

- The location of the site cabin is out of keeping with the open street scene of this section of Main Road and its adjoining conservation area. YPC is of the view that the sales cabin should be located within the main body of the proposed housing site. The cabin is sited within a zone that has been specifically left open for planning and aesthetic reasons. Whilst the cabin is temporary, the likely period of time of its being will extend to the life of the development programme which is estimated as 3+ years.
- YPC have grave concerns with the conflict of traffic with the nursery/scout hut and therefore believe that the sales cabin for safety reasons should be located within the actual site away from conflicting uses.
- YPC are concerned with traffic movements into the sales car park and its close proximity to the junction of Drove Lane with Main Road.
- YPC whilst appreciating that the sales cabin's prominence on Main Road helps with marketing believe that the applicant's proposed advertising flags and totem will be sufficient thus allowing the sales cabin to be located away from the designated open space, nursery and Main Road junction.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments

including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to [planning@arun.gov.uk](mailto:planning@arun.gov.uk) and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Development Control Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Development Control Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



**Neil Crowther**  
**Group Head of Planning**

For details of how the Council will deal with your data please refer to our privacy notices on the website [www.arun.gov.uk/planning-privacy-statements](http://www.arun.gov.uk/planning-privacy-statements)

**If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.**

**To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.**