

From: Simon Davis
Sent: 19 July 2017 11:37
To: Planning.Responses
Subject: FW: Y40/17/OUT

Objection Letter with two attachments

Kind Regards

Simon J Davis MRTPI | Principal Planning Officer, Planning Department, Directorate of Place, Arun District Council |
Location: 1st Floor, Arun Civic Centre, Maitravers Road, Littlehampton, BN17 5LF
Internal: 37874 | External: +44 (0) 1903 737874 | E-mail: simon.davis@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]
Sent: 19 July 2017 11:30
To: Simon Davis
Subject: Y40/17/OUT

Dear Mr Davis

May I draw your attention to the attached letter from Mr V Coutin, the current owner of Bonhams, sent to the Hoe Lane residents in 2013, when he was seeking permission to move his electric gates. He clearly states how dangerous it is entering and leaving the property from and onto the Lane. Even since moving the gates the residents at Bonhams still never use the entrance/exit but park further down the Lane in a passing place.

The Flansham Residents Association request that this be registered as an objection and further evidence that that it would be utter lunacy and totally unacceptable to even consider allowing any additional traffic to enter/exit from this plot onto Hoe Lane.

Yours sincerely

Andrew Burns
Chairman, Flansham Residents Association

Victor Coutin

Bonhams
Hoe Lane
Flansham
PO228NP

28 May 2013

Dear Hoe Lane Resident

Re. proposed relocation of entrance gates at the above address

It would be an understatement to say I was shocked at the response my application to move my gates has generated amongst some of my fellow Hoe Lane residents. I was even more shocked at the inaccurate information written in the letters of objection submitted to Arun District Council. I have responded below with the true facts that correct the incorrect information contained within these objection letters. I hope once you have read my letter it will provide you with the comfort that Bonhams will never be used for commercial purposes.

I am not a Motor Trader and at no time during my ownership has Bonhams ever been used to store sales vehicles. I owned Toyota, Lexus, Chrysler, Suzuki Dealerships and a vehicle import business in the south of England for many years. This business was sold in its entirety in the year 2000 and I have not sold a vehicle commercially since. My current businesses include, a Travel Insurance Brokerage and the worldwide distribution of the Gardx range of product (see www.insureandawav.co.uk & www.gardx.co.uk).

Mr Nick Adames quite correctly pointed out in his letter of objection that *the new junction is so badly designed as to make it impossible for two cars to negotiate the S bend into Flansham without one backing up*. My opinion is it is an accident waiting to happen. Indeed Arun District Councilor, Stephen Haymes agreed with me when I broached the issue by letter to Arun Council in 2012.(see his copy letter enclosed).

There are two properties on the Bonhams land sitting in five acres, the main house with seven bedrooms and the Cottage with four bedrooms. Each property has a gardener and a cleaner, four members of staff in total who all arrive by car this is in addition to the residents and any guests. It is a point of fact that when two cars are waiting for the gates to open to enter the Bonhams property the second car is exposed to potential collision. If there are three cars waiting to enter Bonhams the danger increases. Moving the gates a few feet up the drive completely removes this danger and allows easier access to the cottage. It certainly does not add any extra access to the property just an easier flow through the existing access. I could achieve the same by leaving the gates open but then my crazy dog would escape and any undesirables could just walk or drive onto the property. If any of you would like to view the Bonhams entrance and drive I would be delighted to show you.

Let us turn to the use of my land and the residents concern about it being used for commercial purposes. Owen Adames, Nick Adames Grandfather, conveyed the land that Bonhams sits on in 1929, 1930 and 1935. Clearly contained in the conveyances (copies enclosed) are two very important covenants.

1. No trade or business shall be carried out on the land. This is for the benefit of the vendor, Owen Adames or his successor in title.

2. The Purchasers will not do or permit to be done on the said land any matter or thing which may be or become a nuisance to the vendors or his successors in title.

If I, or any future owner of Bonhams ever attempted to use Bonhams for any commercial purpose Nick Adames, being the successor in title, can invoke the covenants and cease the commercial or nuisance activity immediately. I write here and now, Mr Nick Adames has my permission to visit Bonhams ANY TIME, to ensure his covenant is being maintained. I hope this fact completely removes any concerns that the residents may have that Bonhams would or could be used for any commercial use, including the storage of cars.

Whilst writing I would like to give you prior notice of a further Planning Application I will be submitting very soon. Currently Bonhams does not have any garaging. My plan is to construct a garage and bin store in the yard to the rear of Bonhams. Access will be through the existing opening where the old oak gates are currently sited fronting Hoe Lane. The old gates will be replaced with new oak electric gates that will facilitate speedy access off Hoe Lane and therefore no requirement to park in the lane or store the refuse bins there. I have enclosed a simple plan showing the proposed building for your consideration.

I am passionate about Bonhams and Hoe Lane having lived in the Lane on and off for over 25 years. I coveted Bonhams for over thirty years before I was privileged to purchase it in 2008. When I took ownership it was in a sorry state. Years of neglect were evident throughout the house. Since then I have completely refurbished every square inch of it. Every piece of timber, pipe, cable, wall and ceiling has been sympathetically repaired or replaced in keeping with its Grade 2 listing. English Heritage visited in November last year and commented how well the refurbishment had been done. At no time would I ever consider using Bonhams for commercial purposes or attempt to sell off any part of it for that purpose. It would be foolhardy, it would devalue the property and I have no intention of doing that.

In summary, my applications to relocate the Bonhams entrance gates are for safety reasons and to allow easier access to the cottage. Bonhams will not and cannot be used for Commercial purposes now or in the future, legal covenants forbid it. Arun Planning Department, the Conservation Officer, Yapton Parish Council, English Heritage all have no objection to my application. I would politely ask that you support my application and overrule your letters of objection. If any of you would like to discuss the contents of my letter please feel free to contact me anytime on the number listed below.

Yours truly



Victor Coutin



P.S. Andrew Burns, Chairman of Hoe Lane Residents Association, visited Bonhams today at my request. Andrew is now fully conversant with what I am trying to achieve regarding moving my gates etc and now fully supports the application.