



Yapton Parish Council
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Your Ref: OWPC24137
Our Ref: Y/57/19/PL
Please ask for:
Mr S Davis

28th August 2019

Dear Sir/Madam

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

Conversion of existing single residential dwelling into 3 No. residential units with associated internal & external alterations & refurbishment & detached garage/outbuilding
Old Bilsham Farm Bilsham Lane Bilsham Yapton

Thank you for your internet comments made on 27th August 2019 which has been recorded as **'an objection'** with the comments as follows:

Whilst Yapton Parish Council (YPC) support regeneration of existing suitable buildings within the Parish's BUAB, YPC is of the view that this proposal has failed to take into consideration both the rural position of this site and the importance of the listed building and its immediate setting. YPC therefore object on the following grounds:

Outside the BUAB

Over development of the proposed plot having a significant and negative impact on the listed building and its setting.

Inadequate amenity space provided for each individual proposed unit in relation to the buildings' rural setting

Poor parking and vehicular turning provision on a dwelling by dwelling basis.

Inadequate cycle and bin provision for each individual unit.

YPC would seek the above stated issues properly addressed before this application is fully considered. This would ensure a sympathetic approach is adopted to the potential redevelopment of this site as a whole.

YPC therefore object to this proposal in its current form.

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, consisting of stylized initials 'NC' followed by a surname, with a small dot at the end.

Neil Crowther
Group Head of Planning