

Stephen Rolfe
21, The Croft
North End Road
Yapton
Arundel
BN18 0HZ

Your Ref: OWPC15892
Our Ref: Y/58/17/PL 12-09-2017
Please ask for:
Mr S Davis

20th October 2017

Dear Sir/Madam

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

Conversion of barn to form to 2 No. dwellings; detached garage & conversion of part link single storey building to garaging. This application may affect the setting of a listed building & affects the character & appearance of the Main Road/Church Road Conservation Area.

Stakers Farm North End Road Yapton

Thank you for your internet representation made on 19th October 2017 which has been recorded as '**an objection**' with the comments as follows:

Your Ref: Y/58/17/PL

Dear Mr Davis,

I would like to record my objections to the above application for change of usage at Stakers Farm, North End Road, Yapton.

This application is almost identical to planning applications Y/108/14/PD and Y/33/17/PL, In that it relates to the conversion of farm buildings to residential properties at the same location.

- 1. Stakers Farm has very recently been an operational working farm and equestrian centre, having many movements of heavy farm machinery daily. These movements would have a propensity for danger in a residential area.*
 - 2. The agricultural buildings are an integral part of an historic farm in a conservation area. The farm house itself is a listed building and any alteration to the surrounding farm buildings would seriously detract from the appearance of the farm house.*
 - 3. The entry and egress to the property by HGVs would cause danger and nuisance. The property is located on a single carriageway road which has current problems of congestion. This is caused by, parental vehicular activity at school times, visitors to Avisford Medical Centre. Entry to Yewtree Nursing home and entry to The Croft residential property would be compromised. There has been a planning application submitted for new homes north of the school in compliance with the Yapton Neighbourhood Plan. If approved this would lead to an increase of HGV movement in the area.*
 - 4. I believe this application, if approved, would be the 'thin edge of the wedge' for further applications for more residential properties at Stakers Farm. Indeed, this has proven to be the case as with planning application Y/44/17/OUT.*
- I sincerely hope that this along with any further applications to build on Stakers Farm and paddocks will be rejected.*

Yours faithfully

Stephen Rolfe (21 The Croft, North End Road)

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

Neil Crowther
Group Head of Planning