

3rd December 2019

Dear Sir/Madam

The Town & Country Planning Act 1990 (as amended)
Town & country Planning (Development Management Procedure) (England) Order 2015 - Article 6

Approval of reserved matters following the grant of Y/1/17/OUT for 56 No. dwellings with associated open space & creation of new access. This application affects the character & appearance of the Yapton (Main Road) Conservation Area & affects the setting of listed buildings.

Bonhams Field Main Road Yapton

Thank you for your internet representation made on 3rd December 2019 which has been recorded as '**an objection**' with the comments as follows:

I am very concerned that the Parish Council's 'support' for the latest plans is being exploited by the Council's Planning Officers and that the legitimate concerns and conditions of support will not be reflected in the final approval and Council decision notice, and that these concerns will not now be the subject of further scrutiny at the Development Control Committee.

It seems that the Parish Council's conditional 'support' for the latest plans may allow an approval by Planning Officers under delegated powers in the next few days, without the Parish Council's concerns (and mine) being properly addressed.

What is the Parish Council's understanding of the current situation? Are they expecting the Planning Officers to require further amendments to the Plans to make them acceptable?

Is the Parish Council happy for a decision to be taken under Officer delegated powers in the next few days without seeing the Planning Report and recommendation in advance?

Can the Council make a conditional approval of reserved matters? Or is the Council unable to place additional planning conditions or requirements when approving these reserved matters?

I still fail to understand how it is that the original plans that were approved and just about acceptable, bearing in mind the attractive, not to mention historic setting that will be affected, can be altered to such an extent that the listed Elm Barn is now going to be surrounded by a modern housing estate. It not right and proper that such a controversial planning application, which is very different in detail to the outline consent previously approved by the Development Control Committee, should go back to the Committee for proper scrutiny and approval?

I would be very grateful if the Parish Council could make it clear to the Planning Officers that you still have serious concerns about aspects of the latest revised plans, and that you expect these to be dealt with before a decision is made as clearly leaving it to the developers will enable them to base their choice on financial rather than sympathetic materials.

I am sure I do not need to point out that once the application has been approved, changes cannot be easily imposed on the developer by adding new planning conditions and additional requirements at that stage of the planning process.

If the Planning Officers can't give the Parish Council a guarantee then I hope you will write to them again to request that the application is referred to the Development Control Committee for a decision.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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