

Angela Broughton
Elm Barn (Bonhams Barn)

Your Ref: OWPC25153
Our Ref: Y/63/19/RES 18-07-2019
Please ask for:
Mr S Davis

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 2nd December 2019 which has been recorded as '**an objection**' with the comments as follows:

I am horrified to find out that this planning application is now no longer going to a planning committee and that today is the last day for any objections to be made.

The planning portal previously stated that this application was going to be decided by a committee on 5th January 2020.

I would like to know why such a controversial application is not going to be decided by a committee.

This move clearly denies me and other people wishing to object, the right to view the planning officers report before the decision is made.

I have tried to speak to Neil Crowther, Simon Davis and the Parish Council today to try to seek answers, but to no avail.

The fact that the Parish Council stated today that they "support" this application, does not mean that the section below that they also wrote can be totally disregarded.

This site holds great importance to Yapton and its built heritage being located in one of Yapton's conservation areas and having several listed buildings within close proximity. It should also be recognised that the site is elevated from street level and in relation to the two listed buildings - Elm Barn and Bonhams.

It is these factors that have guided YPC's determination to ensure that the detail of the scheme generates a development that appears to blend into the landscape and be sympathetic with historical built environment.

YPC will therefore support the proposed new plans and detail of this application conditional upon the following points details of which will be contained in the full response to be found elsewhere on this planning portal:

Where exactly on the planning portal are the 'following points that need to be considered or at least taken into consideration' subject to the parish council approving this scheme.

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