



28th September 2018

Ref: Planning application APP/18/00896 at 14 Elm Grove, Hayling Island, Hampshire, PO11 9EF

We are writing to express our opposition to the above mentioned planning application.

As the owners of the flat directly above this property we are concerned that we will be negatively affected. While we understand it is not a requirement to consult with the neighbours on such a small planning application, we would have thought it prudent and 'best practice' to have done so. This has not been done, all that has happened is that someone has accessed our balcony, without 48 hours notice and sprayed Silver paint all over the balcony posts, which surely constitutes trespass and the offence of criminal damage.

The above mentioned behaviour does not suggest that should the Co-op Funeralcare take possession of these premises, they will be 'good and considerate' neighbours, more likely they will ride roughshod over the immediate neighbours, while we are aware that these are not material planning considerations, we feel the behaviour must be highlighted.

Our main concerns are regarding parking and access for the planning application as follows :-

1. The unit is based on a very busy corner for both pedestrians and vehicles, being the only vehicular access to the Hayling Island Health Centre and main car park for Hayling Island's central shopping area to which emergency vehicles are required to attend.
2. This road has Double Yellow lines down both sides, preventing vehicles from parking outside the unit.
3. There is no specified parking space for this unit, the concrete hardstanding area behind the unit is a communal area, (Full right and liberty for the lessee and all persons authorised by him, in common with all other persons in connection with the permitted user of the Flat to go pass and repass over and along the common parts coloured Brown on the plan). Given that no transport or travel assessment has been submitted as part of this planning application, we are concerned that the entrance and removal of bodies from both private ambulances and hearses at the rear of the unit will create a highways hazard to both pedestrians and vehicles, particularly given that there is no private parking on the aforementioned double yellow lines.
4. The planning application allows for a condensing unit to be installed under the stairs at the back of the unit we have 'The right (in common with all other persons entitled to the like right) to use the recess provided by the lessor for keeping a 'dustbin' if a condensing unit is installed in this recess we will lose this easement and privilege which forms part of our rights within our deeds, which presumably cannot just be done.

5. The condensing unit would be very close to the Master bedroom of our flat as well as the habitable rooms in the neighbouring flat. We are concerned that the noise level of the unit on the habitable rooms overnight will be detrimental and a nuisance to the occupiers of both of the flats. We are aware that a noise level survey was carried out, however we are not sure of the relevance of fixing a recording device 3m up a lamppost for 19 hours in a different location, nor what it demonstrates.
6. We are concerned about the privacy and dignity of bodies being carried about from wherever the vehicle carrying them may be parked.
7. There is no safe place for a funeral cortege to assemble prior to leaving in convoy for the crematorium or church, inevitably this would occur on the double yellow lines on the main road into the car park/doctors' surgery.

In conclusion to our comments we feel that this planning application requires more consideration than may normally be given to an application of this size, and that in our opinion this location clearly does not have suitable outdoor space and will be a nuisance for the 24 hr operation of a funeral home with vehicles moving bodies about at all times of the day and night, a more discreet location for the physical aspect of this business would surely be preferable for everybody involved and for the community at large.

Yours sincerely

[Redacted Signature]