

Jean & Brian Corbould
3, Grange Court
Bognor Regis
West Sussex
PO21 4XR

Telephone: 

Planning Officers
Arun District Council
Maltravers Road
Littlehampton
BN17 5LF

10 Sept 2014

Dear Sirs,

Applications by "Morrisons" Ship Inn Aldwick".

I am advised that Morrisons the new owner of the establishment presently known as "The **Ship Inn, Aldwick**" Have made application for a change of use to the business category, Class 4 drinking establishment to Class 1 Retail foods etc., as well as to substantial alterations to the fabric of the property. Application Reference. AW/211/14/PL

In addition they have applied for exterior lighting to be allowed. Application Reference. AW/215/14/PL

Ref: Application Reference. AW/211/14/PL

As a resident of Aldwick of over 40 years I do make the strongest objection that this application be rejected by the planning committee or whomsoever do make the decision.

1. Pre-emption of planning application decision.

It is quite evident from the activity taking place within the property that The Applicant has disregarded the fact that before any changes to the property can take place they "Morrisons" must have the approval which they formally seek under the above reference.

I am advised that much has already been done by the removal of the bar etc. If any works have been carried out which are relevant to the approval the Applicant have sought they, the Applicant are clearly in contempt of the regulations as well as the Officers who, it is hoped, will fairly consider all arguments before coming to a decision.

2. Condoning of the above activities by Arun DC.

I am also advised that people of authority within the Arun DC are aware of the pre-emption taking place at the property.

If this is a fact then members of the Council are likewise in contempt of the rules and regulations under which they are instructed, on the grounds that they have granted permission or at the very least chosen to ignore the activities being carried out unlawfully.

3. Postponement of hearing of the application.

If any of the information mentioned at 1, & 2 above is true, it is submitted that all matters concerning these applications are postponed and a full report of the pre-empted activity be sent to the relevant Secretary of State.

4. Application Reference. AW/211/14/PL

Notwithstanding the above the following should be taken into account in respect of the first application.

4.1 Covenant on the lease.

It is understood that there is a covenant on the disposal of the property, the Ship, to the effect that the property cannot be sold or disposed of otherwise than as a Public House.

The current owners are apparently leasing the property to Morrisons for 15 years during which time they, Morrisons, will have total control over the fate of the entire property.

Morrisons appear to be invoking that right already since it is understood they are in the process of gutting the inside of it.

At the end of the lease it will resort to the current landlord, or their successors in title, who will either negotiate a new lease or sell the property. As regards the latter, they will be prevented from doing so because of the covenant, unless the covenant is removed from the deeds or the property is restored to a public house.

4.2 Right of the Covenantor.

Where a tenant has been granted the right by a landlord to develop the property to such an extent that a Public House no longer exists and fails to resist the change of use proposed by the tenant, the use of the property to a convenience store, he, the Landlord is likewise in contempt of the terms by which the property was acquired by him in the first place.

In such a situation the Covenantor is having his wishes disregarded because nobody can seriously believe that Morrisons, or the Landlord will revert the property back to a Public House.

In the interests of legal certainty the covenant should physically be seen to be respected. What is being proposed in this application is a vehicle to remove a covenant without the permission of the courts or the Covenantor.

This Planning application should be rejected if there is the slightest suspicion of the manner of the disposal being just a manoeuvre to avoid a legally binding covenant.

4.3 New refrigeration unit at rear of property

The proposal to construct a refrigeration unit at the rear of the property whilst adding to our local carbon emissions will be a nuisance to the surrounding properties. Having looked at the proposals for noise prevention, which seems biased, there is no doubt the residents in Chawkmere Coppice immediately behind the Ship will be subject to the noise. Particularly in the summer when the units will be more in demand. I am not

aware of any local establishment which has been allowed the right of refrigeration outside the building.

Moreover there is a drainage culvert at the rear which could be obstructed by further encroachment by way of development.

If Morrisons are allowed this application they it should not include permission for an external refrigeration plant. Rather they should construct it within the walls of the existing building.

4.4 Extension into Car Park.

The extension into the Car Park will cut down the amount of off street parking in the vicinity of the Ship. As it stands there is barely enough room for twelve cars. It is not clear from the proposed plans where deliveries will be made although in practical terms it should be in the Car Park. It follows that the parking situation in Aldwick Street will become worse than it already is.

It will also become more dangerous. Especially by the exit of the modified Car Park. It should be remembered that Aldwick Street is a bus route as well as the a main road into Bognor.

5. Application Reference. AW/215/14/PL

- 5.1 As well as the application for planning and change of use there is a further application for the addition of illuminated signage.

If this application were to be allowed it would result in a stark contrast to what currently exists. Without exception there are no blazing lights on the Tudor Parade. Currently the traders in the small parade have all respected the uniqueness of their surroundings. There is nothing jazzy or smacking of Las Vegas anywhere.

6. Duty of the Planning authorities.

6.1 It is most respectfully pointed out to the ADC Planning Authority that the first duty they have is the welfare of the incumbent residents of the area for which they serve.

6.2 They, the Council, should first ask themselves is this proposed change of use of the Ship going to result in the greater good of the local residents. Indeed do the local residents want the change.

6.3 The Ship has been the sole public house in Aldwick since the 1870's. It has always been a successful establishment until it recently fell into decline. It is as much part of Aldwick as are the residents.

6.4 It traded along with a small parade of shops opposite which includes a small grocers, hairdressers, garage and motor engineering, and recently a speciality chocolatier.

6.5 There has seldom been any time when the local residents had just cause to complain of the small village environment which services their needs.

6.6 Thus the Council should bear in mind the affect the change will have on the Tudor News agency as well as the embryonic Chocolatier.

6.6 It should also ask the question whether the addition of Gaudy type lighting is in keeping with the environment of the quiet village everyone loves.

6.7 The Council should also ask themselves whether they are being used as an instrument to circumvent a covenant to prevent the Ship from being disposed of other than as a Public House.

7. The need for a change is not in the interests of the residents

7.1 The residents of Aldwick are, in general, there because of the quiet charm of area. When they moved to the area they were attracted by the Tudor shop and the Ship. But above all by the peace and tranquility of their surroundings.

7.2 The last thing needed in Aldwick Street is a loud gaudy Convenience Store instead of the traditional pub.

7.3 There are sufficient retail outlets, both opposite and within less than half a mile, of the proposed Store.

7.4 The existing stores also enjoy much safer off road parking.

Submission.

If the Council Planners see fit to grant these applications they will be making a great disservice to the residents of Aldwick, whose interests they, the Planners, serve.

To repeat myself from a previous objection on the matter of licensing,

All a convenience store is going to do, is

1. Seriously dilute the turnover of those who already supply the goods Morrisons will be selling.
2. Bring measurable chaos to Aldwick Street and risk the quiet environment the residents have always been used to and, I interpose, are entitled to.
3. On top of this the pound will become a public toilet and dump for those who will inevitably gather round a source of alcohol for the whole of the day and half the night.
4. Encourage uncontrolled drinking in and around the area, which, without the Planners intervention, it surely will happen.
5. Increase the number of unruly people around the store itself. It is quite evident this will happen. The evidence is there around every late night store wheresoever one goes.

Accordingly I invite you, The Planning Committee

(i) to reject the Applications of Morrisons for a change of use from a Public House to Retail Store and likewise the installation of lighting.

(ii) Also, as referred to at 1 & 2 above to seek and explanation, if those facts are true, as to why persons took it upon themselves to pre-empt the correct procedures

Finally I have no objection to this letter being made public and also invite you to send it to Morrisons. Who knows perhaps they will have a change of heart and run it as a Public House. They would certainly be the most popular grocery chain if they did.

Yours faithfully

Brian Corbould