

Frederick Burridge
7 Grangewood Drive
Aldwick
PO20 4LT

Your Ref: OWPC3841
Our Ref: AW/215/14/A 28-07-2014
Please ask for:
Mr S Davis

12th September 2014

Dear Sir/Madam

Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

3No. internally illuminated fascia signs to front and west side elevations, 1No. externally illuminated fascia sign to east side elevation and 2No. externally illuminated projecting signs to front and east side elevations.

Ship Inn Aldwick Street Bognor Regis

Thank you for your internet representation made on 11th September 2014 which has been recorded as '**an objection**' with the comments as follows:

The proposed signage for the possible Morrisons' Metro store at what is currently the Ship Inn on Aldwick Street will further degrade Aldwick village. The signage of existing Morrisons' 'M' store in Chichester Road, Bognor (not to be confused with the supermarket chain's main store in Bognor town centre) is large and looming. The presence of any large neon logos illuminating what is currently a peaceful village street is objectionable and will be most intrusive at night.

Hopefully it will be noted that Morrisons' proposal is incongruous and would result in the only large illuminated commercial advertising signage on either Fish Lane or Aldwick Road which, up until now, had retained a peaceful village atmosphere. Let's not destroy the character of this historic village simply for profit.

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 to 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

Karl Roberts
Assistant Director Planning & Economic Regeneration



John Wright
1 Cherry Close
Aldwick
PO21 3BA

Your Ref: OWPC3833
Our Ref: AW/215/14/A 28-07-2014
Please ask for:
Mr S Davis

11th September 2014

Dear Sir/Madam

Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

3No. internally illuminated fascia signs to front and west side elevations, 1No. externally illuminated fascia sign to east side elevation and 2No. externally illuminated projecting signs to front and east side elevations.

Ship Inn Aldwick Street Bognor Regis

Thank you for your internet representation made on 11th September 2014 which has been recorded as '**an objection**' with the comments as follows:

I object to the Morrison's Planning Application AW215/14/A

The proposed conversion of the building and signage will have a seriously detrimental impact on the character of the neighbourhood.

Any exterior signs with internal lights will look totally out of place. The light pollution will be intolerable to the residents in the area, there are no places on the existing building that a sign with any kind of light can be placed without causing a problem.

There are no other businesses or premises lit in this way in this area which has a number of historic buildings and already designated by the council as of special interest.

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 to 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

Karl Roberts
Assistant Director Planning & Economic Regeneration

philip Lewis
41 Chawkmare Coppice
Aldwick
PO13SP

Your Ref: OWPC3840
Our Ref: AW/215/14/A 28-07-2014
Please ask for:
Mr S Davis

12th September 2014

Dear Sir/Madam

Town & Country Planning (Control of Advertisement) (England) Regulations 2007 (as amended)

3No. internally illuminated fascia signs to front and west side elevations, 1No. externally illuminated fascia sign to east side elevation and 2No. externally illuminated projecting signs to front and east side elevations.

Ship Inn Aldwick Street Bognor Regis

Thank you for your internet representation made on 11th September 2014 which has been recorded as **'an objection'** with the comments as follows:

The signage proposed by Morrisons is out of keeping with this area. The size and location of any signs should be no greater than those currently in position for the Ship Public house. It is totally unacceptable to have bright illuminated signs in use late at night, as Morrisons propose and have applied to open later than any other convenience store in the area (ie. midnight. There should be no protruding Bus stop signs other than to replace those already in use for the Ship Inn. It should be a condition that any sign should cease to be illuminated after 8-00pm and not before to 10am.

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

Karl Roberts
Assistant Director Planning & Economic Regeneration



Amanda Scholes

SZD.

From: Amanda Scholes on behalf of Planning Responses
Sent: 10 October 2014 14:53
To: Planning Scanning; Amanda Scholes
Subject: FW: Planning objection

Importance: High

From: Carolyn Nysingh On Behalf Of Planning
Sent: 10 October 2014 12:21
To: Simon Davis
Cc: Planning Responses
Subject: FW: Planning objection
Importance: High

Carolyn Nysingh | PA to Assistant Director, Planning and Economic Regeneration, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF
Internal: 37778 | External: +44.(0) 1903.737778 | E-mail: carolyn.nysingh@arun.gov.uk
Visit Arun's web site at www.arun.gov.uk  Save the environment - think before you print.

From: Terry Mullings [REDACTED]
Sent: 10 October 2014 10:45
To: Planning
Subject: Planning objection
Importance: High

FAO of Mr Simon Davis

Dear Mr Davis,

As per our telephone conversation this morning, please find details of my objections to the Planning Applications shown below. However, I am actually requesting permission to personally address the Arun Development Control Meeting regarding AW/215/14/A on 22ND October 2014

AW/211/14/PL

- The loss of an historic pub in an area already designated by the council as of 'special character'
- The loss of a valued, local amenity because there is no other pub within half a mile.
- The real prospect of a traffic safety hazard and congestion on Aldwick Street with cars and delivery lorries entering and exiting during opening hours.
- The noise and nuisance from the proposed external freezer unit especially if you live at the back of the Ship Inn.
- The increased hooliganism which would result from a late night store selling carry-out alcohol to people from outside the area.

AW/215/14/A

- The nature of 'Morrisons' signage would be totally out of character in Aldwick village. The proposed illuminated signs would be intrusive and disturbing in the evening to residents living in the vicinity.

Name and Address:

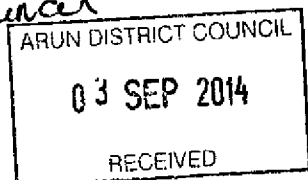
Mr Terence Mullings & Miss Lynn Sullivan
27 St Richards Drive
Aldwick
West Sussex PO21 3BJ

I would like to take this opportunity to thank you and Mrs Bowley for your help and time in this matter. I look forward to hearing from you.

Kind regards
Terry Mullings

Development Control.

Arun District Council



Mrs J. Brett

2, Sefton Ave.

Gosswater Lane

Aldwick

1st Sept 2014

Dear Sir's Planning

Re. AW/211/14/PL Ship Inn -
and AW/215/14/A Aldwick St.

I object to Morrisons taking over the Ship Inn because :-

1) Traffic safety hazard and congestion on Aldwick St with cars and delivery lorries etc.

2) No pavement on that side of road outside Ship Inn i.e. pedestrian hazard to add with crossing the road ~~at~~ on this blind ^{bend} ~~corner~~.

3) No need for another supermarket here ~~and closer~~ as 2 Coops just up road along with other shops.

4) Deprive existing shop Tudor News of their livelihood across the road. Morrisons couldn't care less about this

trade and paper delivered to 500
homes in the area.

5) I certainly do not agree with
out of place signs and illumination
proposed in 2nd planning application.

Please take account of people who
live in the area and what they want
to happen NOT HARRISON'S

Yours sincerely



520

10 Lucerne Court
Aldurick

PO21 4XL

1.9.14.

Planning application

AW/215/14/A.

Dear Sir/Madam,

I object to the proposed Morrisons takeover of our local pub 'The Ship'. Apart from all the obvious objections we have (loss of our historic pub/increased traffic off the road/noise/alcohol to take away bringing in undesirables to our area in the evenings/lorries going in & out & the safety hazards of all that) we are particularly concerned about the look of the building.

We pride ourselves on our village centre with its special character, much unchanged from the

old postcard pictures of the lane
in old times. The history
attracted us to this area.

I cannot imagine
how this will look with ugly
supermarket signs / illuminated
at night. It will ruin the
lovely old building & thus the
feel of our village heart.

Surely the building deserves
protecting as it is? Has no-one
on the council any sense of
history & what makes our area
special? I strongly object to the
who plan. Just get good managers
& let us have our local pub back
- we don't have another nearby.

Yours, [REDACTED] (Mrs L. Smith)

SD

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

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/PLA~~ A }

- 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

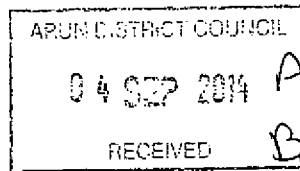
Brian Corbould

REF

AW/211/14/PL

AW/215/14/AT

22, CHAWK/MARE
COPPICE



ALDWICK

BOGNOR REGIS

PO21 3SP

1. 9. 14

Dear Sir/Madam,

A wish to object to "THE GHIP"

being turned into a "Morrisons" store.

We have no need for one here and it would be detrimental to all who live here.

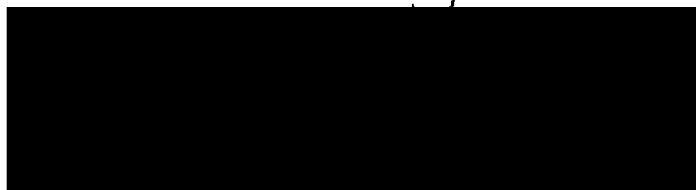
The road is a nightmare anyway, with speeding traffic and no pavement on THE GHIP side of the road. The car park is not big enough for extra lorries for deliveries.

This is a quiet area and the store would attract people from all around to buy alcohol. There is a cut by my house which would be used as a street cut for people

We already have a convenience shop on the other side of the road. Tudor News - sells everything you need with a personal service. It could in no way compete with Morrisons so would end up going out of business.

The Ship pub needs to be kept as a pub. If people had the chance to take it on it would flourish as local people around here would support it to keep it going. Once lost Aldwick Street would lose its character.

objections Please add my name to the



SD

Josh Street

From: Lisa Coney on behalf of Planning
Sent: 10 September 2014 12:07
To: Planning Scanning; Josh Street
Subject: FW: The Ship

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: B Baines [redacted]
Sent: 09 September 2014 14:37
To: Planning
Subject: The Ship

Ref: AW/211/14/PL

Dear Sir

I am writing to protest at the plans by Morrisons to develop the existing Ship Inn into yet another Supermarket. I am a disabled resident of Aldwick I find the Ship Inn the most convenient pub with catering facilities and the withdrawal of this will be so inconvenience my nearby pleasure whilst keeping the number of local stores adequate. The ensuing traffic congestion of delivery lorries for Morrison's along with my mobility scooter does not bear thinking about.

Ref: AW/215/14/A

I really must protest at the thought of Morrisons signs plastered in the village of Aldwick to promote the supermarket. This will destroy the picturesque nature of the village by people who have no interest in the village just for monetary gain. As past Secretary of the Aldwick Preservation Society and all the hard work contained in that post - the Duck Pond and The Pound I feel that a Supermarket is not wanted in the area and shouldn't be considered.

Mr B Baines 4 Willowhale Avenue Aldwick

Ref: AW/211/14/PL

As a wife of a disabled person I really must protest at the possible of Morrison's taking over the historic Ship Inn in Aldwick. This will take away a pleasant amenity to be replaced by yet another food store which is not required. He is reliant on me to take him to most places but the present Ship Inn is easily accessible for him to go alone, and enjoy a sociable drink with other diners. We don't need extra stress caused by noise or the constant traffic and more so noise from freezers etc. This is unfair for the nearby residents who have enjoyed for all these years undisturbed days and nights, and have lived in a pleasant area. Also the local shop across the road who has serviced this area with food, papers etc for 25 years also having lost the post office. Many of the residents we have spoken to are horrified at the prospect of crossing the road nearby with no footpath.

Ref:AW/215/14/A

Morrison's signs are not welcome in this area. The people opposite who have lived there for many years do not want constant light entering their houses, apart from the fact that signs are ugly and intrusive.

Mrs M Baines 4 Willowhale Avenue, Aldwick

SD

Josh Street

From: Lisa Coney on behalf of Planning
Sent: 10 September 2014 12:07
To: Planning Scanning; Josh Street
Subject: FW: The Ship

Follow Up Flag: Follow up
Flag Status: Flagged

-----Original Message-----

From: B Baines [REDACTED]
Sent: 09 September 2014 14:37
To: Planning
Subject: The Ship

Ref: AW/211/14/PL
Dear Sir

I am writing to protest at the plans by Morrisons to develop the existing Ship Inn into yet another Supermarket. I am a disabled resident of Aldwick I find the Ship Inn the most convenient pub with catering facilities and the withdrawal of this will be so inconvenience my nearby pleasure whilst keeping the number of local stores adequate. The ensuing traffic congestion of delivery lorries for Morrison's along with my mobility scooter does not bear thinking about.

Ref: AW/215/14/A

I really must protest at the thought of Morrisons signs plastered in the village of Aldwick to promote the supermarket. This will destroy the picturesque nature of the village by people who have no interest in the village just for monetary gain. As past Secretary of the Aldwick Preservation Society and all the hard work contained in that post - the Duck Pond and The Pound I feel that a Supermarket is not wanted in the area and shouldn't be considered.

Mr B Baines 4 Willowhale Avenue Aldwick

Ref: AW/211/14/PL

As a wife of a disabled person I really must protest at the possible of Morrison's taking over the historic Ship Inn in Aldwick. This will take away a pleasant amenity to be replaced by yet another food store which is not required. He is reliant on me to take him to most places but the present Ship Inn is easily accessible for him to go alone, and enjoy a sociable drink with other diners. We don't need extra stress caused by noise or the constant traffic and more so noise from freezers etc. This is unfair for the nearby residents who have enjoyed for all these years undisturbed days and nights, and have lived in a pleasant area. Also the local shop across the road who has serviced this area with food, papers etc for 25 years also having lost the post office. Many of the residents we have spoken to are horrified at the prospect of crossing the road nearby with no footpath.

Ref: AW/215/14/A

Morrison's signs are not welcome in this area. The people opposite who have lived there for many years do not want constant light entering their houses, apart from the fact that signs are ugly and intrusive.

Mrs M Baines 4 Willowhale Avenue, Aldwick