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Josh Street

From: Lisa Coney on behalf of Planning
Sent: 09 September 2014 13:16
To: Planning Scanning; Josh Street
Subject: FW: Planning application AW/215/14/A

Follow Up Flag: Follow up
Flag Status: Flagged

From: Maureen Wade [REDACTED]
Sent: 09 September 2014 11:19
To: Planning
Subject: Planning application AW/215/14/A

To the Development Control Committee

Dear Sir,

I wish to object to planning application AW/215/14/A on the following grounds:

The proposed Morrisons' signage would be inappropriate and out of place in Aldwick village, which Arun DC has designated as an area of special character.

The large number of illuminated signs proposed are likely to be intrusive at night for local residents.

Yours sincerely

Maureen Wade
1 Old Farm Close
Aldwick
Bognor Regis
PO21 4AX



With reference to planning applications
AW/211/14/PL and AW/215/14/A

SD

Having lived in Aldwick all my life, so that is now nearly 60 years, I have seen many changes to the area, some good and some bad. Some decisions have been made by people outside of this area, who do not understand the effects on the way of life for people who live around here. So, this is a chance for myself to add a comment to the many other people about why this planning application should be rejected.

Objections to the above planning applications

1) Street congestion

It has already been shown that in Aldwick road, when the layby outside the Tesco Express store was full, cars would park in the road on the double yellow lines, while the shoppers went into the store, this caused enormous traffic congestion, so they have now erected bollards close to the kerb to stop this. But Delivery lorries which are much larger and cannot park in the lay-by have to park out front, on the double yellow lines, and this still causes traffic congestion, while they unload.

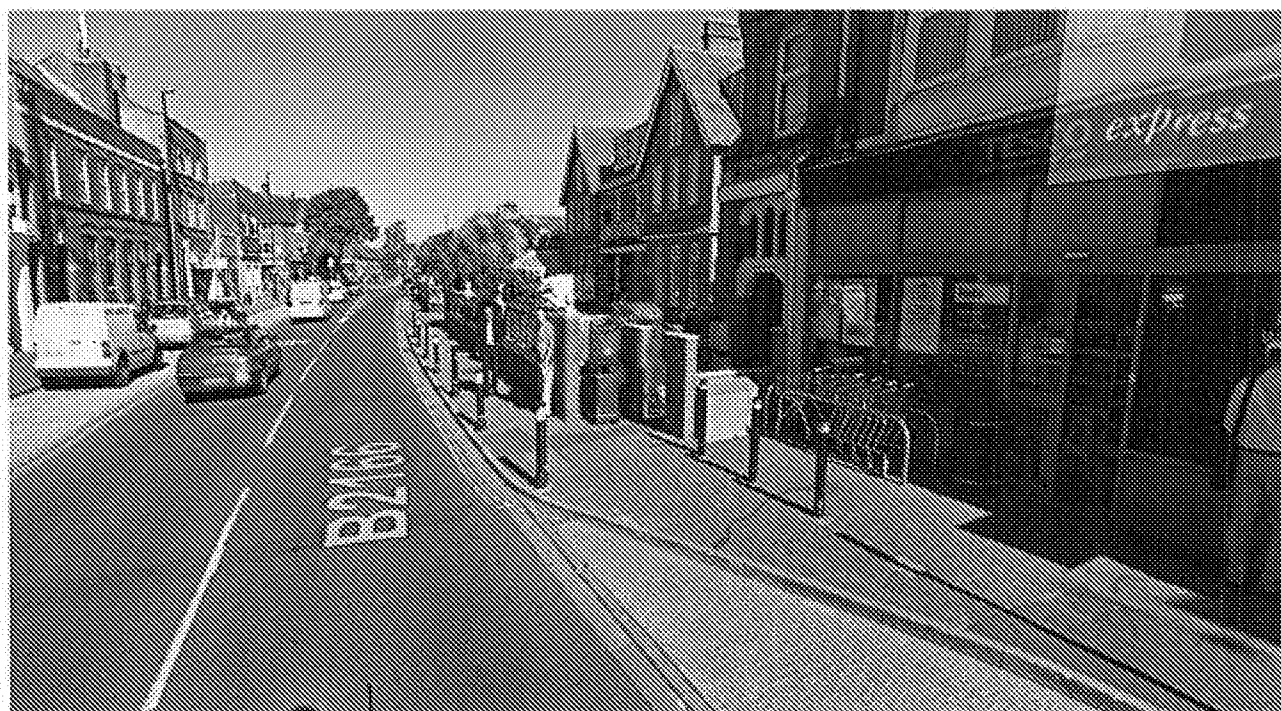


Photo showing Aldwick road with the Tesco Express.





The ship Inn looking West



The Ship Inn in Fish Lane, looking East

As can be seen in the above photos, The bollards outside the existing ship pub are there to protect customers as they enter the pub, and not to stop cars parking outside the pub, as most local people walk to the pub. These bollards are set farther back from the road, then at the Tesco store in Aldwick road, therefore this will allow cars to park outside, even though there are double yellow lines.



● well known that people today take no notice of yellow lines, you just have to go to Rose green road on any day and most people park where they like, be it double yellow lines or across peoples driveways. They know there are no traffic wardens in the area.

So not only will you have delivery lorries out front causing traffic congestion on a daily basis, but also shoppers will park out front and pop in as they drive past to pick up their sandwiches and drink to take to work, and that's going to lead to more congestion during the busy morning traffic.

And a danger of pedestrians being hurt when they dash across the road from the lay-by opposite.

Just look at where the Range Rover is in the road, in the top photo, then imagine a large HGV parked outside the proposed store, you can see how narrow it is.....

In the second photo, you can see how little room there is in the road, between the parked cars outside the shops, then imagine a lorry parked outside the Proposed store. You can clearly see that nothing would be able to get past....Result....long traffic queues....and the public highway being blocked. Which is against the highways act.

Reason for rejection of this proposal.

2) No safe pedestrian crossing point

This is a very busy road, at most times of the day, but particularly in the mornings and evenings rush hour periods, the time when people dash into stores to grab essential items.

When people are coming from Bognor, returning to Rose Green or Pagham, they wont try and park in the car park, which is on the other side of the road, they will park as near as they can on the southern side of the road, in the lay-by. This will then require them to dash across a busy road, near a bend in the road.

Accidents would happen, As there is NO provision for this in the proposal. Therefore another reason for rejection.

3) Noise pollution

It has been shown in tests that there are set acceptable noise limits in the area, tests have been carried out, for 3 time zones during the day with acceptable average limits for each.

But these have been averaged, meaning readings of cars and trucks going by over a certain period of time, then averaged, with the additional very low background noise, being in a village environment, this is barely anything worth talking about.



● If Morrisons are allowed to have a store in this location the noise will be constant, the air conditioning units and refrigeration being a constant background noise, humming in the background all the time.

And that is really something you, yes you the person reading this, would not want all the time, imagine sitting outside on a summers day, with the constant hum running in the background, that is noise pollution.

4) The effects on local small businesses

Across the road from the proposed site is the Tudor News agents and convenience store, this has been run by Mr Patel for over 20 years, his business provides jobs to local school boys who deliver papers for him. His business and the jobs for the local paper boys would be destroyed, by Morrisons being across the road. Charming....

As a local community we should care about local store keepers and help them, not destroy their business by allowing multinational companies move in.

5) The effects of allowing Morrison's to have an alcohol licence

At the present time, this site is yes a public house and eating establishment. And some might say, so what is the difference in allowing Morrison's to have an alcohol licence and it already being a pub, well there is one big difference. Rose Green and Pagham have had a lot of problems over the past number of years with anti social behaviour, mainly youths popping into local stores, buying cheap cider etc and sitting on street corners drinking to the late hours. Throwing bottles into the street and running down the street kicking wing mirrors from cars.

I myself have had my car damaged on three occasions.

Pubs as such do not attract young kids, as they are not allowed in, but stores which sell drink are a big problem.

And allowing Morrison's to have an alcohol licence, would result in the same issues occurring in Aldwick, This is a safe and peaceful area which doesn't need these sort of problems.

Another reason to reject this application.

This location has historically had a local pub, everyone around here has grown up with the Ship Inn, So much today in England is changing, and certainly most of it is not for the best.

We should treasure what in the past has been part of English culture, the loss of yet another pub would be an enormous loss to the local people in and around Aldwick, we do not need another multinational store in the area.

Please consider the above points when deciding the above proposed application.

- a) Consider the traffic concession
- b) Consider the danger to life, as there are no provisions for road safety in the area
- c) Consider the effects to local shop owner and school boys, with the loss of their livelihood and income
- d) Consider the effects of noise pollution on local people

I'm certain that if you were to consider all the above points that would see there is only one decision you can make, and that is rejection of this plan.

Yours Sincerely

MR B Dubbins



AW/211/14/AL ✓
AW/215/14/A

4th September 2014

Any Reply Please
3 Siding 7th
SIGN OF RECEIPT
P221 4th



Dear Sir,

Please note my responses to the enclosed note.

We do not want Morrisons store in place of the Ship. It would ruin the village and the road will be a death trap with great delivery lorries & extra traffic in a narrow road. Safety comes before profit!

Selling alcohol early & late - asking for trouble. Street drinking and a temptation for school boys & girls after school hours. Louts from town too would come & maybe gather on the "pound" causing rubbish & noise. The pound is a lovely square leafy area planted at the end of Alchick Road.

P.T.O.

Please look again at the area
- we don't want it spoiled by
MORRISONS!

Yours truly





How to Stop Morrisons

If you want to save the Ship Inn, you must immediately object in writing against Morrisons' plans. You may do this either by letter or e-mail to Arun District Council.

You have to do this twice -- once for each of the two Planning Applications.

Make sure that every person in the house objects individually. A couple objecting together will be counted once, not twice.

Quoting AW/21/14/POL you should mention the following points:-

- 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 nuisance from the proposed external freezer unit, especially if you live at the back of the Ship Inn.
- The increased hoodliganism which would result from a late night store selling carry-out alcohol to people from outside the area.

Quoting AW/21/14/A you should mention - *3 do agree*

- The ugly nature of the Morrisons signage, how out of place it would be in Aldwick village, and that the illumination would be intrusive at night. *It would be a horrendous mistake*

Please provide your name and address on your objections. *Notes 18. Nees*

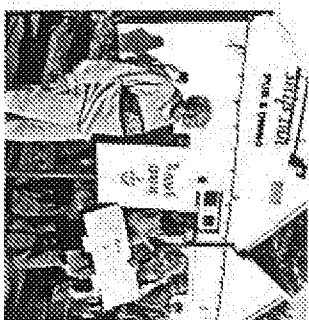
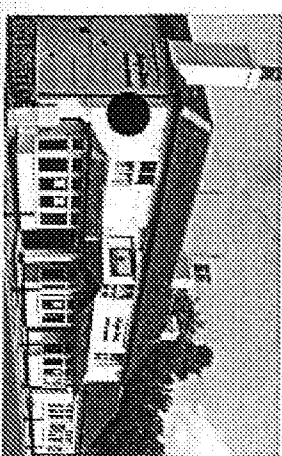
It doesn't have to be long. Just a few relevant lines will do. *3 Stirling, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100*

Either e-mail your objections to the Development Control Committee at www.arun.gov.uk/planning.

Or write to them at Arun District Council, The Arun Civic Centre, Maltravers Road, Litherhampton, W. Sussex BN17 5LF.

Please do this now, and certainly by 11 September which is the closing date for objections.

The more objections we can send to Arun DC, the better chance we have of saving the Ship Inn. Let's send them hundreds!



WE CAN STILL SAVE THE SHIP INN

ACT NOW...OR WE'LL LOOSE THIS 200 YEAR-OLD PUB FOREVER

MORRISONS WANT TO TURN IT INTO A MINI-SUPERMARKET

THEIR PLANS WILL RUIN ALDWICK VILLAGE

WE WILL LOOSE A VITAL LOCAL AMENITY

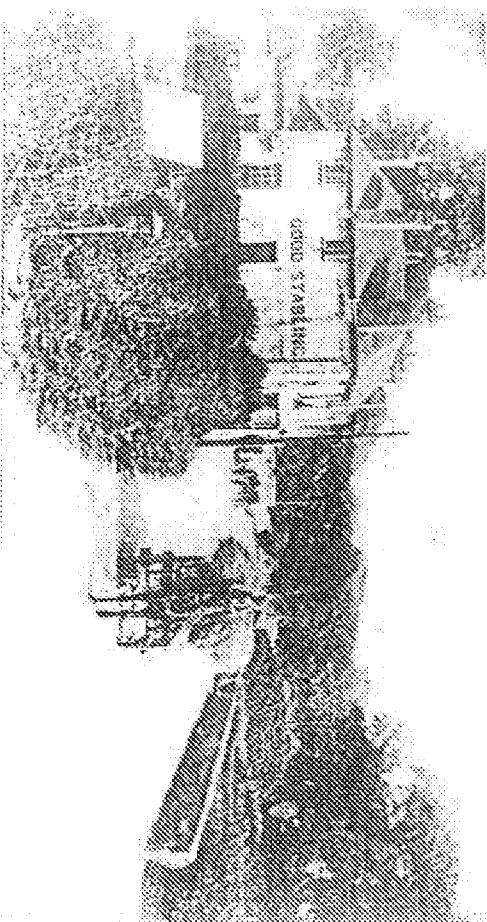
ARUN COUNCIL WILL LET IT HAPPEN...UNLESS WE ALL OBJECT

THIS LEAFLET TELLS YOU HOW AND WHEN. (see back page)

READ IT, AND THEN ACT

HAVE YOUR SAY

DON'T LET THEM GET AWAY WITH IT



At Aldwick village at about the time the Rank family stayed at Aldwick Place in 1944. After the demolition on the left of the Ship Inn's wall. Although The Ship Inn is furnished only in 'kitchen' is anyone of stores, day and night, it has been extremely well maintained.

Morrisons is a supermarket giant that doesn't care about Aldwick or the local community. They're only interested in making money for themselves. *5th July*
Their plans will destroy the Ship Inn as a pub forever. And there has been a Ship Inn on this site in Aldwick Street for 200 years. *never has returned.*

The present building dates back to at least the turn of the 20th century. Morrisons plan to build an extension which would run it. The illuminated signs they want to put up are hideous. *Refused*
This proposed Morrisons store will open seven days a week until late at night. It will irreversibly smash the historic character of Aldwick. *no - no - no*

Not only that, there will be traffic congestion and road safety hazards. We all know how busy Aldwick Street gets. It's a main road and bus route. Morrisons lorries and vans will be delivering every day inevitably causing back-ups and delays. *cash collection will be affected*

There's no pavement at all on the Ship Inn side of Aldwick Street. Morrisons have no plans to ensure pedestrian safety for customers who will have to cross the busy, congested road to get to their store. *add they want to be protected*

They want to reconfigure and resurface the pub car park. That will mean the entrance and exit moving closer to the Aldwick Street blind bend. This will increase the likelihood of accidents with on-coming traffic. *So called safety changes*

Ludicrously, Morrisons claim there won't be any more cars using their car park than there were when it was a pub, even though pubs don't open at seven in the morning, and people tend to stay in pubs longer than they do in supermarkets. That's why they haven't any road safety plans for their car park. And if they did, getting permission for them would delay their opening the store with loss of profit. *Safety is not a concern - only profit!*

Of course, Aldwick already has four convenience stores within a mile. One of them is across the road from the Ship Inn. Tudor News has been run for more than 20 years by Ashvin Patel. Morrisons couldn't care less about his livelihood, or the paper boys who deliver to 500 homes every day. His business will be under threat, and so will our newspaper deliveries. *we will be affected by the loss of the shop*

Some have said The Ship Inn is a dead pub. It's been poorly patronised and it's had its day. Why not turn it into a store?

It's true The Ship Inn has been in decline for several years. The reason was poor landlords unwilling or unable to provide what we all wanted. But we know of several credible local businessmen who want to run it, invest in it, and turn it into a thriving restaurant/pub. The Ship Inn was once a viable, commercial success. It can be again and resume its place as the hub of the local community. After all, there's no other pub within three-quarters of a mile. *Ordnance Survey*

So why didn't that happen? Unfortunately, Enterprize Inns Flp who own the pub didn't give the people interested in making it viable the chance to do so. They closed the Ship Inn last April, and sold a 15 year lease to Morrisons. The supermarket giant is now stripping out the bar and the insides of the building.

One more point. Morrisons have asked the Council to grant them an alcohol license from 6 am to midnight, seven days a week. That means alcohol would be on sale later in Aldwick than anywhere else in the district. Drinkers would come for miles to buy carry-outs.

Cynically, Morrisons know they won't get these hours. And there's been a deluge of local objections to them. They calculate Arun's Licensing Committee will cut them down - possibly 7 am

Putting temptation to alcohol buyers

to 10 pm. If they accept, they will portray it as a compromise. It'll be nothing of the sort. In any case, selling carry-out alcohol late at night in Aldwick will inevitably attract hoodlums and undesirable. There's already a problem with revellers returning from Bognor. That will get worse with the Morrisons store. *yes it will.*

For those who like to know about local history, we can trace all the Ship Inn's landlords back to 1841. It has associations with smuggling in the 19th century. During road works some years ago, a secret tunnel was discovered leading to it from the shore. And an old wooden mast holds up the ceiling in the bar. *it could be safe*

As long as the Morrisons' plans to change the external appearance of the pub are not passed by Arun District Council, the Ship Inn can be saved. But if they are approved, there's no going back. That will be the end of 200 years of history, and you will have lost a unique local amenity. *it will be a loss to the town*

What Morrisons Plan To Do

Morrisons have submitted two planning permission applications to Arun District Council.

The reference numbers are AW/211/14/PL and AW/215/14/A.

Under AW/211/14/PL they want to do the following:- *Not a lot to do*

- Build a 39 square metre extension to the building as the main entrance to the store on the car park side. *Not a lot to do*
- Install an external, noisy freezer store. *Not a lot to do*
- Resurface and reconfigure the car park which will result in the resiting of the entrance and exit closer to the blind bend to the east. *Not a lot to do*
- Put in a hole in the wall cash machine. *Not a lot to do*

Under AW/215/14/A they want to:-

- Erect six illuminated Morrisons signs on the outside of the building including one of their big 'bus stop' signs. *NO LIGHT NO DO*

The Ship Inn now fenced off by Morrisons

