

MB/4249/02(16Feb2015)Arun

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16 February 2015

FAO: Mr D Vick

Dear Mr Vick

**APPLICATION FOR THE APPROVAL OF DETAILS RESERVED BY CONDITIONS 3, 6, 11 AND 12
OF PLANNING PERMISSION AW/211/14/PL AT: SHIP INN, ALDWICK STREET, BOGNOR REGIS**

Please find with this correspondence an application by Wm Morrison Convenience Stores Ltd. which seeks to discharge conditions 3, 6, 11 and 12 of planning permission AW/211/14/PL at the above property. Those conditions refer to the proposed window vinyls (condition 3), access to the river culvert (condition 6), a Servicing Management Plan (condition 11) and pedestrian improvements along Aldwick Street (condition 12). Submitted with this application is the completed form, a fee cheque in the sum of £97 and all documentation necessary to secure the discharge of these conditions.

Condition 3 – Window vinyls:

During the course of the planning application, the Council expressed a preference for the applicant to display historic images of the surrounding area in the windows facing onto Aldwick Street and to that end, images were provided by the conservation officer (see copies enclosed with this submission). Unfortunately the images are not of a sufficiently high quality and as such, when they are enlarged to the size required to fit in the store windows, they become pixelated. Accordingly, the applicant has taken the decision to propose to display the images shown on the submitted elevation drawing (no. D/325).

The images are representative of the goods which are for sale within the store and are appropriate to the use which is to be carried out on the site. They will add interest to the street scene and would preserve the character and appearance of the host building and the area in general. It is requested, therefore, that the Council approves the details and discharges the condition.

Condition 6 – Access to the culvert:

The objective of condition 6 is to ensure that the river culvert is accessible. Currently access to it is hampered by the timber decking to the rear of the site, which extends across the ditch. As shown on drawing no. D/311, the applicant proposes to remove the decking and erect a new fence with a secure pedestrian entrance to prevent public access. The applicant will also carry out works to clear blockages along the culvert and if necessary, will undertake minor repairs to the buttresses. Future access to the culvert would be provided via the secure gate to the footbridge leading to the opposite bank, from which access to the ditch can be obtained. In view of the works which are proposed, it is considered that the condition can now be discharged.

Condition 11 – Servicing Management Plan:

A Servicing Management Plan has been prepared by Transport Potential and this is submitted in support of the application. This plan will ensure that the operation of the public highway continues safely and as such, it is considered that the plan should be approved and the condition discharged.

Condition 12 – Pedestrian Improvements:

A drawing package showing the proposed improvements has been submitted by Transport Potential to West Sussex County Council for the purpose of on-going discussion and negotiation. These drawings were submitted on 16 January 2015, within the 2 month window specified in the condition. The condition's requirements have, therefore, been met and it can be discharged.

I trust that the foregoing assessment, together with the submitted documentation provides sufficient information such that the conditions can be discharged. If, however, any questions arise, or more detail is required, please do contact me.

Yours sincerely



PEACOCK AND SMITH LIMITED

Enclosures: Drawing nos.: D/311 and D/325
Servicing Management Plan