

John BOTT
Creston Cottage
High Street
Angmering
BN16 4AE

Your Ref: 000014143
Our Ref: A/112/12/ 01-11-2012
Please ask for:
Mr P Cleveland

4th December 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Rear decking and fencing to form outside seating area
Lamb Inn The Square Angmering Littlehampton

Thank you for your internet representation made on 30th November 2012 which has been recorded as '**support**' with the comments as follows:

A/112/12 Lamb Inn Rear Decking and Fencing to form outside seating area

I write in support of this application for the following reasons

1. The Lamb lacks adequate outside seating, the front of the pub facing directly on to The Square, a very busy road through the village, and the proposed seating at the rear goes some way to put that right, and is sufficiently proximate to the rear entrance to the pub, to be viable

2. The new owners have invested substantially in the refurbishment of the Inn and are in the process of providing enhanced facilities (food, drink, accommodation) at a time when the pub trade generally is suffering

With the proviso that adequate measures are put in place to retain access to St Nicholas Garden (in public ownership and for the enjoyment of the general public).

The Applicant refers to the access to the park as being an informal arrangement and I note (with concern) that the Statement (02/11/2012) that was submitted with the application and which referred to the proposed relocation of the existing entrance to the park to slightly west of the proposed decking has been superceded by a Statement (30/11/2012) that makes no mention of such a relocation, and by inference intends to deny access in the future. In fact, the plans indicate that fence screening would block the existing access.

Whilst I note what the Applicant says: as to 'the arrangement'

- 1. The present owners are owners of not more than three years*
- 2. The public has had unrestricted access to St Nicholas Garden across the car park for at least the last 20 years*
- 3. The car park access is the only adequate access for the proper maintenance and repair of the garden, not least for the 'sit on' mowers that are essential for the grass cutting.*

Generally, the Applicant would substantially enhance his standing in the community without detriment to his business plans, by formalising, what he takes to be something informal.

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