

Mrs Jade Waldron
School House
Arundel Road
Angmering
West Sussex
BN16 4JS

Your Ref: 000014246
Our Ref: A/112/12/ 01-11-2012
Please ask for:
Mr P Cleveland

13th 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 12th December 2012 which has been recorded as '**an objection**' with the comments as follows:

School House can only be reached safely by ambulances, builders, fire wood delivery people, to name but a few, by crossing The Lamb car park and subsequently St Nicholas field to the back entrance of School House. The front door to School House leads straight onto Arundel Road, where the traffic more often than not exceeds the speed limit, in addition the front access point is on a blind bend and is not practical for vehicles to stop; It is extremely dangerous for the public. In January 2013 building work is set to commence at School House to the rear of the property to complete an annex for my 91 year old grandmother; in an emergency she may require an ambulance at any point during the day or night, and may only be reached by accessing School House across The Lamb car park and subsequently St Nicholas field as previously mentioned.

School House has been accessed in this way certainly since 1987, but this is not to say that access is required every day, in fact we have only required a wood delivery once this year and two builders vans. However, this access path has been used uninterrupted by the public for more than twenty years, therefore according to The Highways Act (1980) the access in question becomes 'as of right,' without secrecy, force or the express permission of the landowner. St Nicholas Gardens are accessed by the public across The Lamb car park everyday both for walking their dogs or relaxing. In the past The Lamb has had tables in the car park and this resulted in people loitering in the gardens at night, drunk after hours and using the back entrance of School House as a public toilet and worse. I note from the planning application that the garden will close at 10pm and there will be a no-smoking policy, I would question how this will be enforced. In the summer months there have been tables at the front of the pub where guests smoke and drink until past closing time. We have been, and are still patrons of The Lamb pub since we moved to the village six and a half years ago, and we are more than pleased to see the new owners trading successfully. Therefore we are sure that the new owners of The Lamb will appreciate age old traditions of the village in which they have recently started trading. However, in a village community a compromise must be reached and both a garden for the pub is important and 'any time access' to the rear of School House must remain available at all times as it has been for well over 20 years, as per The Highways Act (1980).

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