

SUPPORTING STATEMENT

Application for Variation to Condition 3 of Planning Consent A/189/20/PL

The Resourceful Squirrel (formerly Woodies Newsagent), Red Lion Building, High Street, Angmering, BN16 4AE

Policy QE SP1 – Quality of the Environment

This policy states that development should contribute positively to the quality of the environment and doesn't have significantly negative impact on residential amenity, natural environment or upon leisure and recreational activities enjoyed by residents and visitors.

The Resourceful Squirrel opened in August 2020 during the pandemic and enjoyed several weeks of trading between lockdowns and before the current extended lockdown due to Covid-19. The business was an instant success and enhanced and brightened this dark corner of Angmering village. The applicant has had a temporary pavement licence for the past 6 months which was a great success and vital to the survival of the business. There were no complaints at all about noise. The local community seemed to embrace this new business and it's contribution to local leisure and socialising. The temporary licence hours are 0900-2100 daily.

I believe that it has been demonstrated that the existing use (and hours of use) of the outside seating has proven not to impact upon residential amenity or the natural environment and it has had a significant positive impact on the leisure and recreational activities of locals and visitors. Many new friendships and acquaintances have been made during the short time the business has been open. It's ethos of providing a quiet friendly place to meet and socialise has been proven successful and welcomed locally.

I therefore believe that an extension of the hours of usage of the outside seating is justified and will enable this business to thrive in the community.

Policy QE DM1 – Noise Pollution

It is difficult to assess, measure or demonstrate the level of noise by the use of the outside seating, particularly at this time of lockdown and closures.

I believe that the affect of any noise from the use of the outside seating has been demonstrated over the period of the business being opened from August and through the latter part of the summer in 2020. The applicant has zero tolerance of roudy behaviour both inside and outside the bar. She monitors the situation continuously and staff will always be trained accordingly.

Conclusion

The existing outside seating arrangement has been a lifeline to this business and has been found to enhance the enjoyment of local customers and those visiting from outside the area (when this was permitted). It has been a successful addition to the amenities the bar offers and no objections or complaints have been experienced whatsoever. The applicant has built and continues to nurture a good relationship with neighbouring residents and would do so should these people move and new neighbours move into the adjacent premises.

The seating is positioned on the forecourt where it does not impact on access to the flats, exit from the Council offices, or public passing by.

I hope that you will agree to vary Condition 3 as requested, to extend the hours of use to match the opening hours of the business so as to maximise the enjoyment and success of this business, ie. 0900-2200 daily. Note that alcohol is served 1100-2200, but coffees and snacks are served throughout the day.