

ACK

From: Andrew Clark [REDACTED]
Sent: 06 April 2012 12:32
To: Planning
Subject: Very Objectionable

Hi Planning,

I have been hearing rumours over the past few months concerning the use of what used to be the Rising Sun / Bersted Tavern Public House. I haven't responded to the rumours, waiting to see if they were in fact true, and as the rumour has now been confirmed, I would like to raise my objection and the reasons why to Tesco's (or anyone else) opening a grocery store on this site.

For a start, There seems to have been no consideration for the independent retailers along this stretch of road: Costcutter opposite the Royal Oak, and then of course the Premier and Mccoll shops on the parade.

The opening of a major grocery so close to these stores, will almost certainly be the death knell of at least one these stores.

I suspect Tesco's have stated that they will create jobs: There is little point in creating "new" jobs, if the ones "up the road" are going to be lost! It doesn't make economic sense in these hard times.

I can see the argument for the upkeep of the building, and not allowing it to become derelict, but surely it could be used for something other than a grocery store?

Secondly, there will probably be an argument used that it "is needed to serve the new builds"; this argument too, is flawed:

11/04/2012

Tesco has a large "superstore", maybe a mile and a half away, from the extremities of "site 6" (or will be once the relief road has been built). Because of the relief road, and the way it dissects the A29, access to the superstore is going to be very easy.

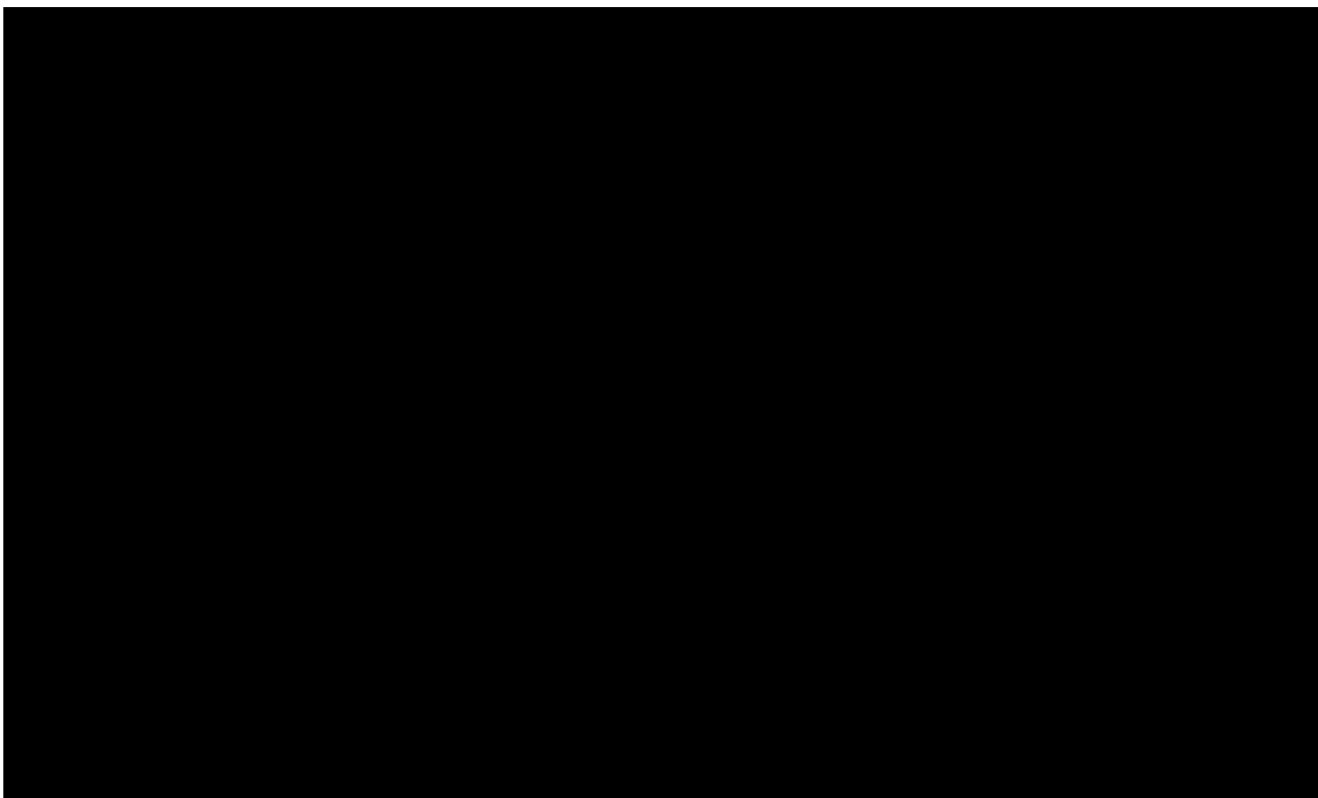
As these arguments briefly suggest, not only will a new Tesco store at the Rising Sun site be detrimental to the other grocery stores along that stretch of road, but it really IS NOT needed.

I would like it to be noted that as a resident close to the site, I am in complete opposition to the opening of any Grocery Store at this site.

Andrew Clark

45 Hampshire Avenue
Bognor Regis
West Sussex
PO21 5JW





From: R S B Thomas [REDACTED]
Sent: 05 April 2012 14:14
To: Planning
Subject: Tesco Stores

Regarding the Tesco store to be opened at Bersted. I object to the opening of this store and believe that no more Tesco stores should be allowed in or around Bognor Regis and surrounding areas.

The objections to this are:-

Too many stores already, these include other stores in the Tesco Group. Look at Worthing with Tesco stores in more than abundance.

They are becoming a monopoly which stops competition and choice.

Tescos are a nuisance in that their product wrappings pollute the Town.

Tesco ignore planning decisions and do what they wish to do without let or hindrance.

Tesco stores create adverse traffic problems for the population.

Tescos have product deliveries at prohibited times and are not regulated.

Tescos products add to the obesity of people in their areas and therefore adversely effect the usage of services such as Hospitals and Doctors.

Tescos adversely affect parking problems in the local areas.

Look at the example of the Tesco store at Felpham. This was not wanted by the people but forced upon us. There is a constant danger due to badly sited entrances and exits to and from the store. There are car accidents and danger to pedestrians from car parking and manoeuvrings. Cars go in and out of the the wrong entrances and exits. Cars park illegally on double yellow lines and on public footways as the car park is too small. Lories park so that the entrances and exits to and from the store are blocked.

St. Georges Park is constantly littered with discarded packaging from the Tesco store. None of this happened when the Felpham site was a Car sales and repair business. The above emanates from a Convenience store being approved at a site not suitable for one.

I am sure that there will be similar problems at Bersted. The Public of the Bognor Regis Areas need to be protected against these dangers, nuisances and the lessening of our choice as to

where to shop.

The above is what I believe to be true.

Please Planners do not inflict These Tesco stores on the Public you are supposed to protect. Whilst they may not need Planning permission they do not comply with the long term vision of our local areas.

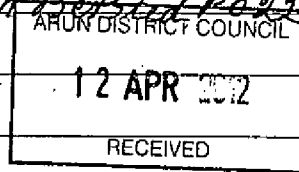
Roger Thomas

Rev Geoffrey A. Tooley

"Hawksworth"

6 Barnwood Rd.

North Bersted PO22 9DW



Councillors and Chairman

Arundel District Council

Littlehampton

ACK

Opposition Letter of Proposed N. Bersted Tesco's
Letter forwarded with local petition' COM

Dear Sirs & Madams,

1 I am strongly opposed to this development.

2 We already have ^{small shops} ~~few~~ small ones in
Durlston Drive Bersted, Hawthorn Rd, and Begnot.

How many more little shops is this greedy multi-
national going to cause to close down? ^{What about} the bakers &
meat shops as well?

3 Reasons Ag. against development.

a) It will adversely affect the two local shops,
the one on the Royal Parade, and also the one
opposite Holy Cross Church which will be nearer to
the proposed developments.

4 Increased Physically Handicapped Difficulties

re. Gloria Court on Royal Parade and

Dove Court, Sparwood Rd.

I myself live in 6 Barnwood Rd and like the inmates of
Dove Court have difficulty in walking ^{to} and from
the Royal Parade. When fit it took me 6 minutes,
now it takes twenty, having a struggle to walk
down just round the corner from Dove Court,
it's a daily difficulty for the inmates with their
four wheeled shoppers and tri-wheeled supporters
to make it to the shops at a snail's pace.

If we lose ~~the~~ the Parade shops this will add
10 more minutes each way to reach the proposed
Tesco site. How will they manage?

But there is also another adverse situation

likely to develop

Some Odium Court residents who are virtually almost completely housebound, are just about able to get to the grocers. It's the only outlet they have for being able to enjoy a bit of social contact with outsiders in the lovely friendly helpfulness and discourse with the shopkeepers. This could also apply to those from 2 or 6 Court, if in their position how would you feel?

Would I ask the Council, if they were in such a condition, would they like to see this essential community activity disappear?

PROPOSED NOISE & OPENING TIMES & TRAFFIC DANGER

There will have an adverse effect on the neighbours. 6am-11pm opening and liquor sales not acceptable! They should be compelled if the store should open (which I hope not) to adhere to the same business hours as the other local premises.

As for the sale of liquor: All wrong. Would you like to see the Royal Oak close as well because of adverse prices being cheaper than the pubs?

Put yourself in the position of the local traders and think what you would wish to happen.

I think it a great disgrace that the local Parish Council together with Boyner and the local traders association are not allowed to make the decision ruling without recourse being permitted for stupid appeals costing us taxpayers 100,000's of wasted tax money.

Finally thank you for your efforts and time given in serving the community and I hope and pray that this development cannot proceed.

If it should be possible I would value your comments as to the matters I have raised.

Thanking you yours sincerely

Arun District Council
Planning & Building Control
Arun Civic Centre
Maltravers Road
Littlehampton
BN17 5LF



23rd April 2012

Dear Development Control

**Re: Development Control Meeting 25th April 2012
Application BE/37/12, BE/38/12 and BE/43/12 – Rising Sun, Tesco Stores Ltd**

As clerk, and on behalf of Bersted Parish Council, I have been asked to write to you concerning the above planning applications.

At the Planning Meeting, held on 4th April, residents came to voice their concerns about the Rising Sun being taken over as a Tesco express store. Residents were predominantly concerned about the effect the new store would have on the Chichester Road locality. The general design and appearance of the express store would replace a quiet public house. The residents do not believe that the Tesco store will contribute to the local community and their fears include that of an increase in noise, traffic, and in the long run an impact on the local shops nearby.

Council made objections to the following applications:

BE/37/12, BE/38/12 and BE/43/12

The objections were that the likelihood of noise, disturbance and smells may increase and the design, appearance and layout were unsympathetic. There may be an adverse effect on the privacy of the neighbours living in close proximity and there is no need for an express store in Bersted.

On 19th April, a meeting took place between Simon Petar and Matthew Roe, from Tesco, and Cllrs Knight and Potter. A frank discussion took place and the Parish Council now realise there are no material objections and council are withdrawing the previous objections made.



LOTTERY FUNDED

However, this does not change the Council's opinion on the long-term effect that the express store will have on Bersted.

Council believe that an express store will have a detrimental impact on the locality because there will be a far higher incidence of general usage, 24 hours a day. Traffic, both from deliveries and customers, will increase and exacerbate an already heavily used road. No measures have been taken to control access in or out of a road that endures peak level traffic jams. A judicious site-selection process has meant that Tesco can operate in Bersted without any contribution to the local community.

The council believes that Arun DC need to adopt measures that ensure applications, such as this, are of mutual benefit to the local area and the developer. Council hope that Arun DC will take the above comments into consideration and allow Development Control the opportunity to study these applications and the potentially damaging effect they may have on the local area and ensure these are minimised.

Yours sincerely



Fiona Dobbs
Clerk to Bersted Parish Council

[PZS]

Siobhan Honney-Bayes

From: RICHARD RICKARD [REDACTED]

Sent: 22 May 2012 14:09

To: Planning Responses

Subject: Re: Notification of Committee Hearing re:BE/45/12/A

Thank you for your notification of the committee hearing in relation to planning application BE/45/12/A.

Sorry, but this looks, from the result of other applications at this site by this applicant, to be very much a 'done deal', so I won't be applying to add anything to my objection already submitted.

Planning guidelines for Arun District Council urgently need amending to prevent uncontrolled, unplanned, conversion of licensed premises to uses harmful to the existing retail estate.

Sincerely,
Richard Rickard.

From: "planning.responses@arun.gov.uk" <planning.responses@arun.gov.uk>

Sent: Monday, 21 May 2012, 14:00

Subject: Notification of Committee Hearing re:BE/45/12/A



Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning & Building Control &
Enquiries
Tel: (01903) 737756 Fax: (01903) 737757
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Date as post mark

Your Ref :
Our Ref : BE/45/12/A

Please ask for :
Management Support
Officer
Tel: (01903) 737512

Dear Sir/ Madam

Notification of the Development Control Committee Meeting at 2.30pm on the 30th May 2012

Application number : BE/45/12/A

I write to advise you that the above application, in which you have expressed an interest, is expected to be determined by the Development Control Committee on the above date at the **Council Chamber at the Civic Centre.**

As an interested party, you are able to speak at the Committee. **Those wishing to must formally register.**

their wish to speak by no later than 5.00 pm on the day before the notified Committee date by telephoning 01903 737512. A list of those wishing to speak will be prepared on a first served basis up to the maximum allowed by the procedure (attached).

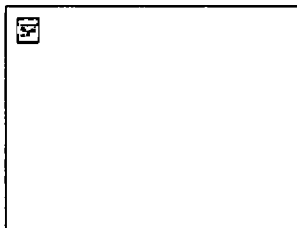
Committee agendas, containing the officer's report and recommendation, are published at least 5 working days before the meeting.

22/05/2012

A copy of the agenda will be available on line <http://www.arun.gov.uk/main.cfm?type=DEVELOPMENTCONTROL&objectid=5594> or can be inspected at the Planning Reception at the Arun Civic Centre and at Bognor Regis Town Hall.

To avoid possible confusion, the Council regrets that it cannot accept the registration of speakers in any other manner (by letter or e-mail) and those invited to speak must first register their wish to speak in the way prescribed as the Committee will not be able to hear any party who has not formally registered.

Yours faithfully



pmac77

Public Speaking at Development Control Committee

The Committee welcomes public speaking on agenda items, but Committee Meetings often have agendas that run to 150 pages and take more than three hours to complete. It is important to ensure that decisions on applications are taken at a reasonable pace and it is therefore necessary to limit the number of people who can speak on any one item and how long they can speak for.

Who can speak?

Any person who has made a written submission in support of or in opposition to the proposal, including the applicant or agent, can speak at a Committee meeting but only if:-

- they have formally registered to speak before 5.00 p.m. on the day before the Committee (as outlined above); and
- there is a vacant slot for speaking

How many people can speak?

There are restrictions on how many people can speak on an individual item:

- Two people may speak in support (inclusive of the applicant/agent);
- Two people may speak in opposition; and
- A representative of the relevant Town or Parish Council is also permitted to speak.

Note: Only one person per household or official postal address may speak on a particular side of the debate. Arun District Council Members and Officers are the only others allowed to speak at Committee.

How long can I speak for?

The maximum time allowed for short-listed speakers and Town and Parish Councillors is three minutes, and this is rigorously enforced. A clock is placed in front of the speaker showing the three minute time limit.

When can't I speak?

The public are not allowed to speak on any item that is to be considered in private session or where an application has been considered at an earlier Committee and been deferred.

Can I display material, PowerPoint slides, hand-out notes, petitions, or photographs?

No. Your written submission forms part of the application file, and it is therefore a matter of

public record, and is reported on by the Planning Officers. You are offered the opportunity to explain the submission you have made but not to add further material. Petitions will not be accepted at Committee meetings.

What is the procedure at Committee?

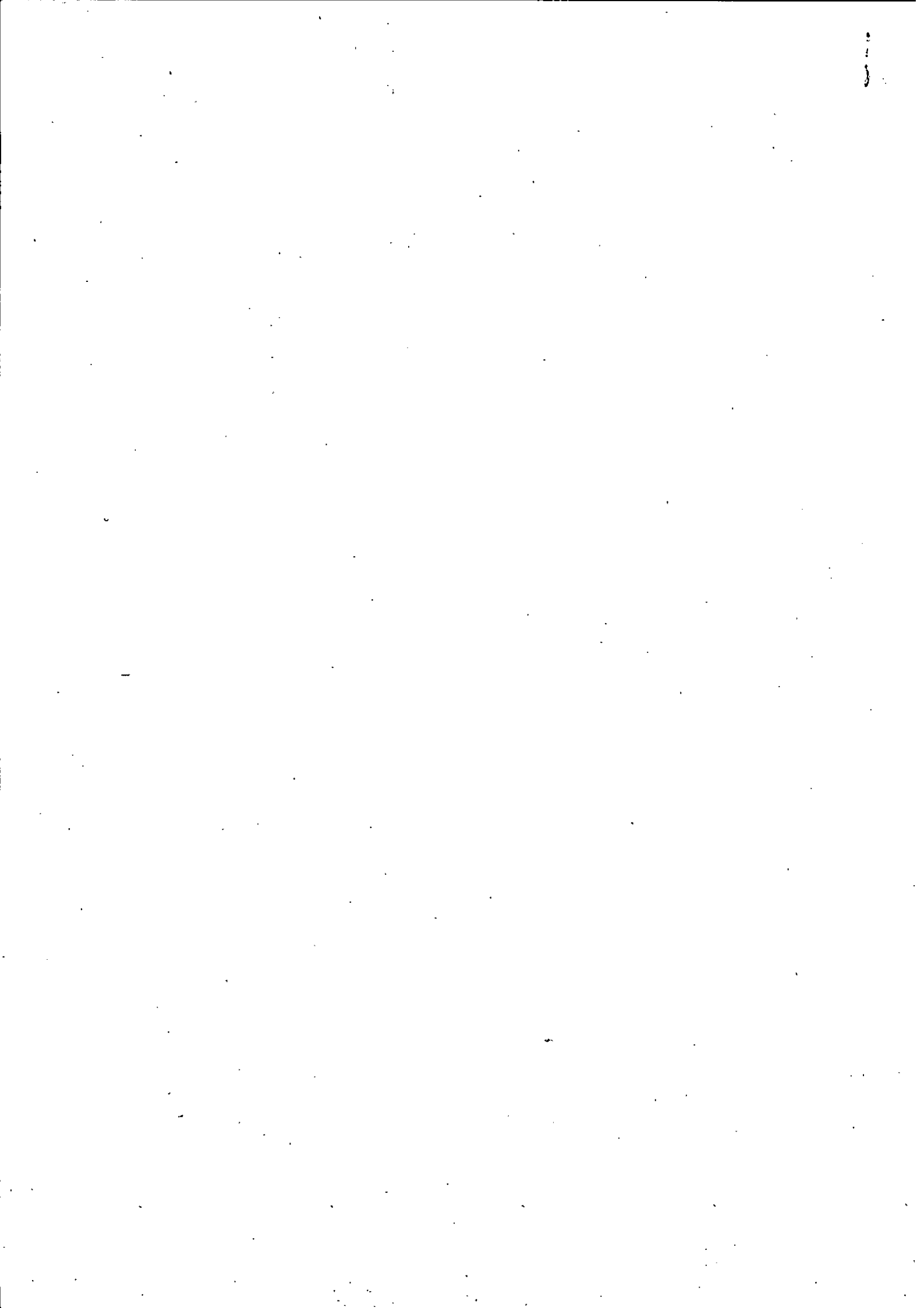
A separate chair is provided at the Committee table that is used by those who have registered to speak. You will be called when it is your turn to speak and the Chairman of the Committee will then invite you to address the Members and will remind you that you have three minutes. There is a timer in front of you to help you judge the amount of time you have left.

Polite Reminder: The meeting is a public meeting and the Committee expect any public speaker to be polite. Racist remarks, direct criticism of individual Councillors, officers, applicants, their agents, allegations about the behaviour of neighbours will be disregarded by the Committee Members in considering the application. Any speaker behaving in such a way will also be asked to stop and will lose the opportunity to make any further comments.

pmac77

<http://www.arun.gov.uk/NLPG> UPRN 100062237016 DX 57406 Littlehampton

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DKM

Sent: 18 April 2012 13:18
To: Planning.Responses
Subject: Rising Sun Chichester Road, Bognor Regis

For the attention of Director of Planning Services

Dear Sir/Madam,

Re proposed planning applications
BE/37/12, 38/12, 39/12, 40/12, 41/12, 42/12/ 43/12 and 44/12

I wish to object to the above planning proposals, on the following grounds.

The takeover of the above premises by Tesco express is a flawed process and requires judicial review. I have asked Nick Gibb to advise whether he can pursue this through Parliament.

Whilst Tesco have acted legally, the fact that a public house can become a supermarket just because they both sell food and drink makes nonsense of our planning laws and exposes neighbourhoods to unnecessary environmental changes and job losses.

I object as follows:

Change of environment.

Subjecting Chichester Road to additional vehicular use when it is already overburdened with traffic and the neighbourhood is looking forward to the much needed relief road, which is under construction.

Creating an unattractive sight of glass, neon signs and illumination, 7 days a week between opening and closing times in a residential area.

Creating additional noise from the coming and going of vehicles, some of which will be delivering,

Changing the face of Chichester Road where it has remained almost untouched since the 1930's.

Creating an obtrusive building in a residential area.

Hazards

Creating delays and hazardous driving conditions at entry and exit areas to the site.

Creating dangerous traffic conditions for pedestrians trying to cross the road.

Children attending Barton Road School and Regis School are already at risk crossing the road in this area: many of them use the footpath from Chichester Road to Renoir Mews.

Unwanted

Another ATM machine. There are already two within 150 yards, both of which are at the Royal Parade shopping area. A further machine at this site will be surplus to requirements and increase noise and traffic flow, which will affect the neighbourhood.

There are already three convenience stores in this local area and there is a large Tesco Supermarket within just over 2 miles from The Rising Sun - approx. a 20 minute walk.

It is a fallacy that Tesco will provide new employment opportunities. I suspect that many people will lose their jobs and shops will close. All that will happen is that jobs will be relocated and the parade of shops will suffer.

As you can tell I feel very strongly about the way in which this has slipped under the radar and that is why I have contacted Nick Gibb.

Historically it is a travesty that a public house, originally Stamps, should be replaced by an all singing and dancing Tesco Express, so anything that can be done to lessen the impact will be welcomed by the neighbourhood.

Yours faithfully,

Rosemary Warren (Mrs)

Mr Karl Roberts,
Assistant Director,
Planning Services & Housing Strategy,
Arun Civic Centre,
Maltravers Road,
Littlehampton,
BN17 5LF

Date:

Re: Proposed planning applications:
BE/3712,3812,3912,4012,4112,4212,4312,4412A

Dear Sir,

I strongly object to the proposed opening of a Tesco Store in Chichester Road, Bognor Regis, West Sussex formerly The Rising Sun, Public House.

My objections are as follows:

1/ Noise and Disturbance

When the Rising Sun Public House was open for business, there were both busy and slack periods.

A Tesco Store would create noise & disturbance from early morning until late at night in a residential area.

2/ The Need for Development

We already have three convenience stores plus a garage shop in Bersted Village, therefore we do not need a Tesco Store.

3/ Increased Traffic

At a time when a relief road is under construction in order to reduce traffic in the area, a Tesco Store would only increase the flow of traffic into the village.

In conclusion, I believe that the proposed store does not meet with the Council's planning policies, and that this site would be better suited to redevelopment for housing purposes.

Yours faithfully,

