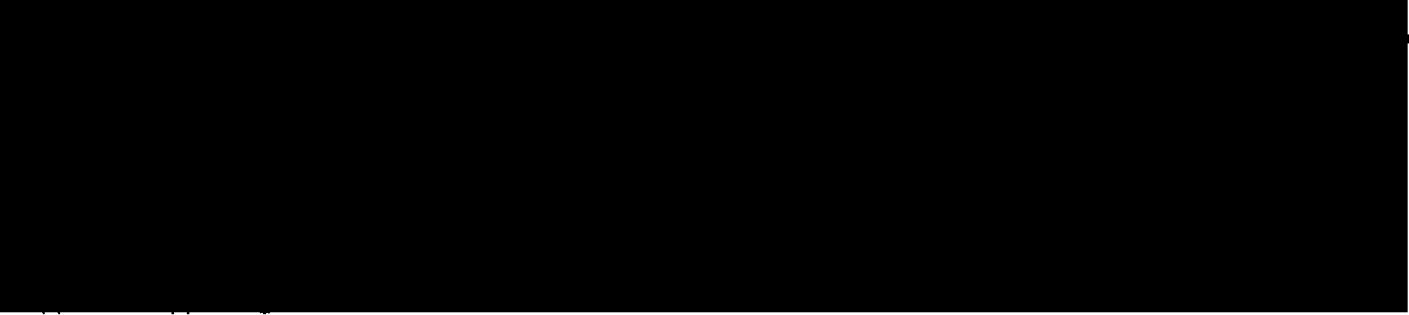




From: [REDACTED]
Sent: 26 March 2018 07:48
To: Simon Davis
Subject: FW: Planning Application: BR/21/18/PL : 93 Hawthorn Road

Simon

In respect of the suggested condition to restrict hours of deliveries for customer orders, there seems little justification for this and would be unreasonable.

The use is able to operate within reasonable hours for the control of noise and this would include customers collecting orders from the shop. The operating hours would be the same as the existing takeaway two doors down and the public house some 40m away; both of which do not have delivery restrictions. Indeed, the existing A1 use has no dispatch restrictions. We have shown that there are relatively few customer deliveries after 9.00PM. These deliveries and those on Sundays and Bank Holidays will not be discernible against existing traffic use on Hawthorne Road including traffic to adjacent commercial uses. There is no difference in noise created between a an order being taken away and being dispatched. In fact, it's probably easier to control the noise created by dispatching a takeaway. The ability to make limited customer deliveries while the unit is open is essential to the business operation. Restricting the "dispatch" of deliveries from a take away business negates the benefit of the permission.

This is not the first such application in the district and we are aware of a similar application at 22 Beach Road & 3 Evans Gardens, Littlehampton, LU/56/17/PL where the use of mopeds was considered an issue. This is a mid terrace property; the ground floor is in retail use with residential accommodation above. I understand in this case the A5 use needed to be accessed via Evans Gardens which is a small courtyard to the rear of the site which provides access to a number of other retail uses as well as a seating area associated with a restaurant Whilst the EHO originally had concerns over the use of noisy delivery mopeds to the proposed Pizza Take Away, whose operation might adversely affect the quiet enjoyment of this area and considered an acoustic report would be necessary in respect of delivery vehicles, particularly delivery mopeds. This was to demonstrate that the proposed business would not cause noise nuisance to the nearest noise sensitive location. However, this concern was addressed by a condition to the Planning consent that such vehicles must be wheeled through Evans Gardens, not to be operated until outside the business and on the main Beach Road and as such an Acoustic Report, as previously advised, was only necessary in respect of plant and machinery to be operated on site. No restrictions were considered necessary on deliveries being dispatched from the unit. In the case of our application, any deliveries will be from the relatively busy Hawthorn Road.

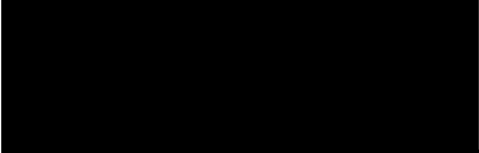
In the case of Evans Gardens there were a number of local residents' objections as well as an objection from the Town Council. In our case there have been no objections from local residents and Bognor Town Council has recorded no objection to the application.

In this case whilst there are few deliveries after 9.00pm and Sundays and bank holidays they are an important part of the overall customer offer and would not, if prevented after 11.00PM cause disruption to local residents given the commercial nature of the area and the traffic levels on Hawthorn Road.

Please can you confirm the proposed condition will not be applied as this is unacceptable and unreasonable and would need to be challenged. I would be happy to discuss this if you wish to give me a call.

Regards

Tim Partridge BA (Hons) Dip TP MRTPI
Operational Director/Senior Director - RPS Planning & Development
Highfield House, 5 Ridgeway, Quinton Business Park,
Birmingham, B32 1AF,
United Kingdom



This e-mail message and any attached file is the property of the sender and is sent in confidence to the addressee only.

Internet communications are not secure and RPS is not responsible for their abuse by third parties, any alteration or corruption in transmission or for any loss or damage caused by a virus or by any other means.

RPS Group Plc, company number: 208 7766 (England). Registered office: 20 Western Avenue Milton Park Abingdon Oxfordshire OX14 4SH.

RPS Group Plc web link: <http://www.rpsgroup.com>