

Alexa Douglas
77 Aldwick Road
Bognor Regis
PO212NW

Your Ref: OWPC24959
Our Ref: BR/233/19/PL 12-08-2019
Please ask for:
Mr S Davis

22nd November 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Part change of use of ground floor & formation of a first floor rear extension to create 2
No self-contained studio flats with associated refuse/ recycling & cycle store
(resubmission following BR/63/18/PL).

77 Aldwick Road Bognor Regis

Thank you for your internet representation made on 21st November 2019 which has been
recorded as '**an objection**' with the comments as follows:

I want to inform everyone at the council that I am the sole trader at Hydrotech Cleaners. The landlord wants to repossess half of the business premises to build his flats. This eco-friendly cleaning shop has been here for over 23 years. The space required for my specialised equipment was the purpose of this site being chosen in the first place for this kind of enterprise. I have a 9ft 2 ton steam boiler, 1100 litre water tank, numerous large pumps and much more all allocated in a courtyard between shop and kitchen (the boiler room of your planning drawings), this is for obvious safety reasons and a main reason this shop was taken on. I have tens of thousands pounds of washing machine equipment and dryers that cannot be picked up and moved. If the council go ahead and approve these flats this shop would not be able to function and would have to close its doors for good. I appreciate that there would still be a shop front but this would not be adequate enough for all that my business requires. We are talking about an eco-friendly cleaning business which requires a lot more machinery unlike chemical cleaners who only possibly needs only one. Aldwick has enough empty shops as it is this would be another to add to the long getting ever longer list of abandoned small independent shops. What are the council doing to save these small businesses? Parking would be another issue more flats more parking required on an already congested area. I see on the plans a bike shed has been offered to the new residence of these proposed flats but who in their right mind would rent a flat and get rid of their car for a bicycle. When it was made known that the post office in aldwick road was to close along with the chemist, local shops were asked if anyone one of us would be in a position to take a post office counter on in our shops, I made some inquiries and a representative from the post office came down from London to meet me and survey the site. Hydrotech in their opinion was most suitable for a small post office counter. But for things to move forward regarding getting post office equipment and paraphernalia they would require me to have a reasonable lease. So I approached my landlord concerning the request for a decent new lease, which he refused some 2 years ago, it is now a total of over 3 years that the landlord has denied me a proper lease. Subsequently he put in new planning for 3 flats at the rear of my shop, which was eventually refused. To this day he has not approached or tried to contact me in anyway regarding this new proposed planning application. It was quite by chance a customer came into the shop and told me she had seen these plans in the newspaper. When I rang the planning office regarding the appropriate yellow planning notice the lady informed me 2 had been posted, one in Nyewood lane and one outside my shop, I refuted what she told me no such notice had been put up. There are rules and regulations that have to be adhered to regarding statutory planning notices but apparently this does not apply to Arun council planning office, this is not the first time these notices have either got lost, gone

missing or in my case not been put up at all.

I invested all my savings in this unique and valuable eco-friendly cleaning service which I love

I put my heart and soul into keeping this business going though these testing and uncertain times, but it is part and parcel of this community to which I serve. I will not only lose my livelihood but my pensions as well not being able to one day sell it on. Building more flats is not the way forward for Aldwick Road

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

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

Neil Crowther
Group Head of Planning