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From: Maria Tomalova <Maria.Tomalova@arun.gov.uk>
Sent: 04 January 2021 12:38
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Urgent attention needed Planning ref BR/262/20/PL

Please upload the below to the above application; an objection.

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Save the environment - think before you print.

From: Mia Aguilera [REDACTED]
Sent: 03 January 2021 17:52
To: Maria Tomalova <maria.tomalova@arun.gov.uk>
Subject: Urgent attention needed Planning ref BR/262/20/PL

Hello Maria,

I am writing regarding the news a gym will be taking over unit 2 Durban Park, Bognor Regis and this appears to relate to planning application BR/262/20/PL and the only reason we know about this is because it was announced on social media this weekend by the gym. I have a large number of concerns with this application and I'll outline them below.

Firstly there is no transparency with this application, it seems to be one thing (a mezzanine extension) but when you look further (and you have to look with a keen eye, I missed it the first few times I went through it) there is an application of change of use to D2 and change of opening hours to 24/7, both of these no one would know about as they are not mentioned on the application title.

Secondly, I own a gym in that area, and have had to go through change of use to D2 applications myself, and they are very difficult and complicated. We had to provide mountains of evidence, and despite the application getting approved first time in our case this took over 5 months from application to approval. The evidence we had to provide included how long the site had been empty, evidence from the landlord and agent to show why an industrial user hadn't taken it, evidence on staffing for local benefit analysis, evidence on parking (we were told 1 space per 22sqm of internal space), evidence it would not impact traffic levels and if there was any risk a traffic management report had to be done, we had to ensure we were not in a residential area as if we were acoustic checks would need to be done and opening hours would need to be shorter, we are a detached property but if we weren't we would have to have done acoustic check for neighbouring commercial and residential properties. I have all of this to hand, however absolutely none of this seems to have been done with the above application, not a single bit and it will potentially go through in record time with no questions.

Thirdly, on a normal day this wouldn't be an issue, however approving a gym where there are already 4 other gyms within a ¼ mile radius right now is insulting and very upsetting. Not only have the government and local authorities shut us down for 6 months of the last 10 and counting, completely decimating our business to a degree you cannot understand, they are now, DURING A LOCKDOWN, accepting and approving applications for a gym on our doorstep, with absolutely no due diligence as to whether they are appropriate for the surroundings, which will obviously have a massive negative impact on the business you have already shut down and will struggle to recover as it is. It's a pretty disgusting thing to do at such a time, especially as the applicant is a gym who already has a premises in town.

This entire application and process it's been through seems very strange and I would appreciate some answers before the decision is made on 04/01. Being a local gym owner we have obviously received several calls regarding this from members etc who live in the area and also knew nothing about this at all.

I will await your response.

Kind regards

Mia Aguilera

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