

Ray
42a Barnham Road
Barnham
PO22 0ES

Your Ref: OWPC19465
Our Ref: EG/43/18/PL 15-06-2018
Please ask for:
Mr S Davis

1st August 2018

Dear Sir/Madam

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

Change of use from shop (A1 Shops) to micro-pub (A4 Drinking Establishment).

42 Barnham Road Eastergate

Thank you for your internet representation made on 1st August 2018 which has been recorded as '**an objection**' with the comments as follows:

- 1. (Acoustic Assessment) required/needed for noise levels and soundproofing for existing tenants already occupying the two flats above. 30 - 50 people has the potential to create high levels of background noise.*
 - 2. (Footfall), proximity to the existing tenants already occupying the two flats above and the local school.*
 - 3. (Fire Safety Regulations, Health & Safety) Concerns for in and around Emergency escape plans and risk assessment. Also, concerns regarding the proposed outside seating area for 8 people consisting of removable barriers, printed sign with poled frame will create an obstruction and a hazard to the pathway leading to and from the communal entrance/exit for the existing tenants who already occupy the two flats above. Only 2ft/24" of separation between the two doors currently exist.*
- Parking & Deliveries will present a severe problem as vehicles will have no choice but to use the side road to which all vehicles are discouraged from turning or parking as this is a private road. On most days this is a very congested and heavily trafficked area with a pelican crossing. Further, more it is critical to consider, the local school children from the nearby (St Philip Howard Catholic School) who finish at 3 pm Monday to Friday In school term-time and have no choice other than to pass the building on both sides of a heavily trafficked and sometimes fast-moving road. Potentially Long hours of drinking can promote Anti-social Patrons and fear it has the potential to display a bad example to curious and highly observing and easily distracted young passing school children on their journey home. Finally, long hours of drinking has the potential to create high levels of background noise which will have a detrimental impact on the day to day living conditions of the existing and long-standing tenants who already occupy the two flats above.*

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