

Nigel Baker
2 Saxby Close
Barnham
Bognor Regis
West Sussex
PO22 0GN

Your Ref: OWPC19634
Our Ref: EG/43/18/PL 15-06-2018
Please ask for:
Mr S Davis

16th 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 15th August 2018 which has been recorded as '**an objection**' with the comments as follows:

Whilst every effort to offer small businesses a place in rural communities, and the premises that this proposal relates to has a superb location within the village, the idea of turning it from a regular local business/private run business into a Micro pub cannot be supported by me. There are various reasons I would object but for me the overriding factor is safety of local residents, school children, the old and mobility restricted. Having been a resident of Saxby Close and now a Director of the management company, we have always had to take steps to alleviate illegal parking both in the estate and to the entrance of the road, which has shops on both sides so therefore restricting the view. Delivery lorries, takeaway customers, coffee shop customers all want to park at the entrance to the road and when other vehicles are trying to enter or leave the estate, the hazards are obvious. Throw into the mix an area of outside seating, and also customers standing on the corner of Saxby Close and Barnham Road (which is extremely busy) then the view will be severely obstructed for road users and the pathway too congested for passers by to walk safely without fear of being forced into the main road. Then there are the deliveries themselves, the noise issue, as I am sure a new licensing premises will attract a higher number of clients as a 'new and exciting' place to visit or be seen which may subside once the novelty wears off. The village has its own noise issues with numerous other takeaway premises, 2 supermarkets, a busy train station, a constant barrage of traffic ranging from HGV's visiting nurserys to tractors passing through with locally produced products. Then there is the Bakery, optician, barbers shop, Vets and other establishments that all bring their own custom. parking will also be a huge issue for those who will want to pop in. The 2 car parks in the village (the station and behind the Co-op) are both pay and display so people will be reluctant to use these and therefore try to park either in the private road of Saxby Close (which is permit only and patrolled by a Parking Management Company who will ticket illegally parked cars upto the value of £100). There is only enough parking for the residents of this close and any 'outside' parking will result in more danger to the residents and also the needs of emergency vehicles possibly needing access to the close. If the Micro Pub was to be requested in a different premises, off a street corner and away from the Main Road, then I would be happy to support, but on this occasion, an objection can be the only course of action for this location

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