

Sussex Court (Barnham) Management
Company Ltd
Saxby Close
Barnham
West Sussex
po22

Your Ref: OWPC19662
Our Ref: EG/43/18/PL 15-06-2018
Please ask for:
Mr S Davis

17th 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 16th August 2018 which has been recorded as '**an objection**' with the comments as follows:

Sussex Court (Barnham) Management Company Ltd manages the estate of Saxby Close, including Saxby Court, on behalf of its residents.

Whilst SCBMCL supports local businesses it has to raise concerns as to the proposed change of use of 42 Barnham Road on the junction of Barnham Road and Saxby Close. These concerns have been raised with the Letting Agents by the Directors who suggested a meeting with the proposer to discuss what mitigation could be made to allay the concerns, no response was made by the proposer.

The concerns raised included:

Access and parking - the entrance to Saxby Close can be quite congested with vehicles serving the business premises on Barnham Road entering the service road to their rear. This includes the Chinese Takeaway who illegally park their cars in the service road blocking access so trucks and customers cars use the road causing a hazard to other users of Saxby Close. Please note Saxby Close is a private road owned by the residents that is not adopted or managed by WSCC. The change of use is expected to increase the likelihood of customers parking in Saxby Close, as well as deliveries to the Micro Pub. Should that be the case then gates or a barrier would be needed at the entrance to only allow entitled users to access the site. In addition, there is an ongoing problem with the delivery drivers for the takeaway who drive dangerously with disregard to other vehicles and pedestrians. This would put users of the Micro Pub at risk.

The entrance of Saxby Close can be congested and it is essential that vehicles leaving the road can see traffic on Barnham Road. The suggested tables with partition barriers outside the premises would restrict this view making more likely that a collision would take place.

We are concerned as to the additional noise from the Micro Pub. Even though Barnham can be slightly lively in the evenings the premises backs directly onto town houses occupied by residents with young children. The proposed opening hours could mean this noise could go on late at night. Residents have already complained about broken glass by drunken people around the estate and use of our land as a lavatory.

We are concerned as to the noise that would be caused by deliveries as all drink will be brought in to the premises, using the service road at the rear that backs onto the estate.

We do feel it is a great shame we were unable to meet the proposer as we wanted to

explore how this could have worked. However, without this we feel we have no choice but to object to the proposal as it stands.

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