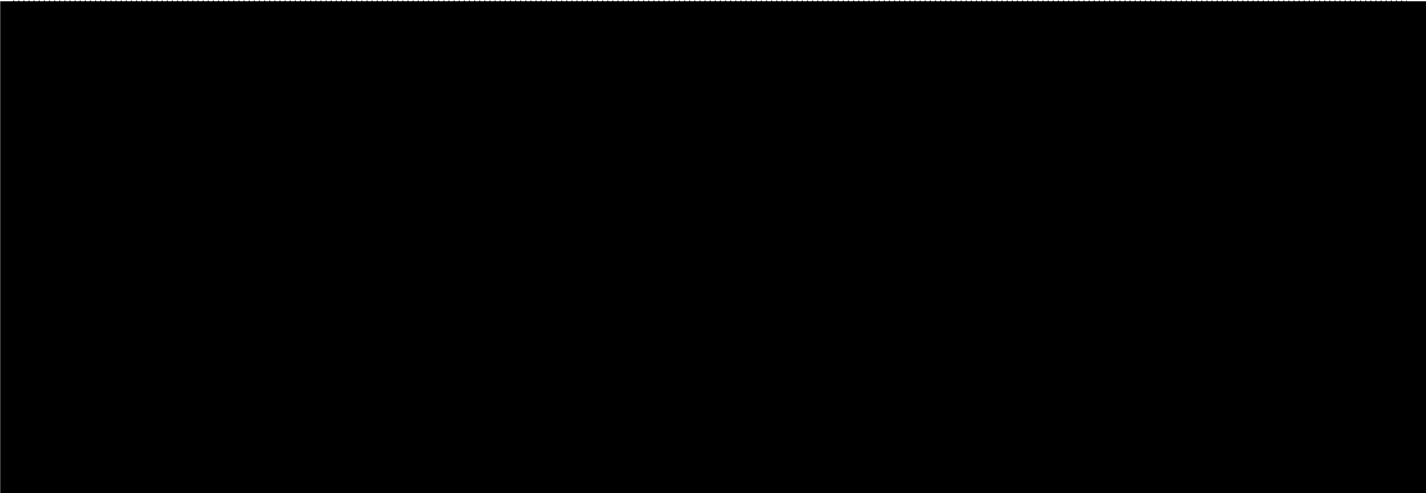


From: Raymond Turner 
Sent: 09 August 2018 18:03
To: Simon Davis; Planning
Cc: Raymond Turner; Chris Reid
Subject: EG/43/18/PL

Mr Raymond Turner
Flat 1
42a Barnham Road,
Barnham
Bognor Regis.
PO22 0ES

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

Ref: EG/43/18/PL 15-06-2018

F.A.O: Simon Davies and the Planning Consideration Team

An Objection to the proposed Change of use from shop (A1 Shops) to micro-pub (A4 Drinking Establishment).
at 42 Barnham Road Eastergate

Dear Team,

I would like to forward to you for additional consideration when deciding the above planning application my reply letter of objection.

Just to be very clear in regards to the comments put forward by some of the "micro-pub fans" we the residents that have to live above the proposed Application are more than fully aware of the concept of a 'micro-pub' along with its progressive and rapidly growing trend with 513 micro-pubs already in and around the UK and with a growth potential target of around 800 by the end of 2018.

As I understand it the predicted eventual overall target of 15.000 to 17.000 micro-pubs as stated by the micro pub association will be reached in the UK.

We are also very supportive in the growth of New Small Business in and around the country and especially in the local areas, It is extremely healthy.

The local Tesco and Co-Op and surrounding takeaways are a very welcome addition and do not and have never posed any trouble what so ever.

In my research I have discovered that the new up and coming landlords who are jumping on the bandwagon purely for profit, I fear are trying to Break or even Reform the tradition of the micro-pub model/concept by slowly introducing and or experimenting with certain lagers and spirits with regards to attracting a younger generation of drinker, might I also, point out that 'GIN' is Considered a Spirit and is being used in some of the micro-pubs in the local area. Any of the Genuine CAMRA or SIBA Members I am sure would agree that this does go against the Original and Traditional concept of the micro-pub model. Also, much longer opening hours are also being requested. (micro-pub = micro-hours).

124.00 sq.meters with 40 - 60 people confined/shoehorned into a room of that size has the potential to create high and low levels of resonating background noise having a detrimental impact on the existing residents dwelling in the two flats above.

I have even noticed that some of the micro-pubs that have popped up in the surrounding areas are not even registered with the micro-pub association!

That being said In my opinion, unfortunately, I feel that these premises are simply not suitable nor adequate for a micro-pub. The proposed long opening hours and the poled off outdoor seating area for 8 people will have a substantial impact and will pose a potential risk for the local community and the passing public. (See Below)

Proposed Poled Off Out Door Seating area for 8 people.

The proposed seating area for 8 people will cause a hazardous obstruction and a potential risk by protruding on to the pavement and will therefore significantly narrow the public pathway/walkway and almost blocking access to the dropped kerb's which are situated on the corner on both sides of the road at the entrance of Saxby close. The dropped kerbs are there to serve an important purpose and are therefore extremely crucial to people with mobility/disability issues and parents with small children and pushchairs and of course safety for the elderly.

There is simply Not enough space to cater for any kind of outdoor seating area on these premises without having a consequential impact on the local community and without causing a significant hindrance to the existing public walkway.

Also, there is the local Chinese takeaway and its delivery driver's to consider who operate in and out of Saxby close with very rapid and dangerous/eratic driving behaviour on a regular basis on most evening's from 17.00PM - 10.30PM - Tuesday - Sunday, with a 10-15min window between delivery's in their busy periods.

A clear route/walkway should be maintained at all times for passing pedestrians without causing hindrance or obstruction, The layout of the seating area should not protrude on to the public walkway so as not to cause a hazardous obstruction/restriction by way of forcing the passing pedestrians/public to dangerously diverting their narrowed pathway even closer to an already busy main road.

This will also cause an inconvenience to the existing residents living above the proposed premises by causing a hazardous obstruction to their communal door entrance. Also, passing pedestrians/public with disabilities and or Mobility issues would also suffer as a result of a dangerously/hazardous narrowed walkway.

Proposed Long Opening hours.

As stated in **Section 20** of the Application for Planning Permission form. The proposed Long Opening Hours that have been requested are as follows **(A4) (Monday to Friday 11:00 AM to 23:30 PM - Saturday 11:00 AM to 23:30 PM and Sunday and Bank Holidays 11:00 AM to 23:00 PM)** In a 7 Day week period.

The proposed opening hours are by far way too long for just a simple micro-pub. Especially in such a small village like Barnham. Also, there are the long-standing existing residents/tenants living above to consider.

Most micro-pubs (including those in and around the local areas) usually open between 4.00PM - 5.00PM and are closed by 9.00PM - 10.00PM the latest.

The requested opening hours seem to fall outside of the concept of a micro-pub. (micro-pub = micro-hours) and do not match with those that are currently already operating in and around the UK!

The Planning Application states a request for longer opening hours this would be highly irregular and would present a constant conveyor belt of drinkers for over twelve and half hours a day in a seven day week. This would be highly unsociable for such a small busy village and what with the high levels of existing parking and delivery problems not to mention the busy road traffic close by which consists of a pelican crossing and a regular influx of passing school children to and from their journey home in term-time. Again this would be totally Unacceptable and highly Inappropriate.

Again long hours of drinking can have the potential to promote and attract anti-social behaviour in and around the local area/village. Residents have already had to endure this kind of distressing ordeal through drunken anti-social behaviour from past experience and subsequently, we still are and this will only make matters worse and more unbearable.

Summary

Although a good concept and a rapidly growing trend most of the support comments posted are that of non-residents of Barnham village.

I know that there are several distinct advantages to providing areas for outside use by patrons of bars, restaurant and cafés. However, such proposals need to be properly considered and designed to minimise the risks of adverse impacts on the local community, public and existing residents in the long-term. (The Guidelines on Outdoor Seating Areas for Commercial Premises on Public Pavement/Main road have to be followed.) and (Is a Table and Chairs Pavement License Required?)

Concluding Statement

I have been a long-standing resident of Barnham village for some years now so I am completely aware of what goes on and have witnessed first hand what takes place regarding the day to day life in Barnham village. The consideration of Health, Safety and Security in the local community and its residents is Paramount.

Everything stated by me is FACT and well researched and in no way unfounded!. As claimed by some of the comments put forward by the "Micro-Pub Fans"

Yours Sincerely

Mr Raymond Turner.