

25th February 2026

East Preston Parish Council
Mr Simon Cross
Council Office
122 Sea Road
East Preston
BN16 1NN

Case Officer: Amber Willard
Telephone: 01903 737942
Email: amber.willard@arun.gov.uk

Dear Sir/Madam,

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

Application No: EP/121/25/PL
Site Address: 19-21 Sea Road East Preston BN16 1JN
Description of works: Change of use of ground floor pharmacy (Class E) to restaurant (Class E) with associated ventilation equipment and external seating. This application is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 24th February 2026 which has been recorded as an objection with the comments as follows:

OWQC81470

This council's Planning & Licensing Committee considered this application at its meeting on Monday, 23rd February. It had begun consideration of this application at its meeting on 9th February, but had identified some anomalies in some of the drawings and had referred these to the Planning Officer.

At the time of writing, those drawings have not been replaced, the anomalies all being the existing fire escape is incorrectly shown as to the south of its gap and as projecting beyond the building which it does not.

The committee agreed unanimously to raise objections to this application as it has serious concerns about the external parts of the application.

The introduction of outdoor seating in the shared alleyway could significantly obstruct the routine servicing activities of the adjoining business to the south: for example, the collection of refuse and the removal of empty beer barrels. The movement of empty barrels typically requires clear, unobstructed access of sufficient width to allow safe handling and transport. The presence of tables, chairs, and seated patrons would likely impede this process, creating practical difficulties and potential health and safety risks for staff and delivery/collection personnel.

More critically, the matter of emergency egress must be carefully considered. If a fire or other emergency were to occur at the front of the neighbouring premises, occupants may be required to evacuate via the rear exit into the alleyway. Any obstruction within this shared access route including fixed or temporary seating

could delay evacuation, increase panic, and pose a serious risk to life. Fire escape routes must remain clear, accessible, and unobstructed at all times, particularly in mixed-use environments serving both commercial premises and residential units above.

Given that the alleyway appears to function as a shared access route for multiple businesses and potentially for residents, its use for customer seating raises significant concerns regarding:

- Safe and unobstructed emergency egress
- Continued operational access for waste and barrel collection
- The rights and needs of neighbouring occupiers
- Compliance with fire safety and licensing regulations

Unless it can be clearly demonstrated that a sufficient, permanently unobstructed access width would be maintained at all times in line with fire safety guidance the proposal could conflict with established safety requirements and neighbouring amenity considerations.

The committee could not see where this business's own rubbish will go during opening hours. The comprehensive report from the Environmental Health Officer does not mention rubbish but this council feels this is an important consideration.

This council supports the concerns raised in Jessica Powell's letter, which was submitted against Planning Application EP/122/25/A (as that was the first application verified for this project.) This council has asked ADC to post that letter against this application as its content is more relevant here. This council asks no decision upon this application be made until Jessica Powell's letter has been duly considered.

The committee does not object to the proposed change of use nor to the internal layout.

Simon Cross - Clerk to the Council

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments on the website. The website is updated once a day in the evening so it may take up to 24 hours for it appear on there. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/what-happens-next>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/planning-application-search>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website
<https://www.arun.gov.uk/privacy-policy/>

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to
<https://www1.arun.gov.uk/planning-application-finder>