

Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF

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From: Stephen Abbott

Sent: 04 March 2022 10:19

To: Planning <Planning@arun.gov.uk>

Subject: Planning Comment (Objection) Re: FG/14/22/PL 9 Ocean Parade Ferringham Lane Ferring BN12 5QG

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Application FG/14/22/PL follows a submission for prior approval for change of use of commercial (retail) units to residential (FG/206/21/PD).

Having failed to achieve approval for the change of use with the external alterations, the applicants now seek to separate the elements to achieve their objectives.

This is outlined in correspondence with Arun Planning Officers which states

I write to confirm the Applicant's instructions that the Prior Approval application should be withdrawn with immediate effect. I would be grateful if you could confirm when this has been completed.

In the meantime, and in accordance with our earlier discussions, we will now commence work on two separate planning submissions:

1. A planning application for the external changes to the property (windows etc). Following your earlier advice we will seek to change the window and door frames to white in colour.
2. The subsequent resubmission of the Prior Approval application, which we understand on the granting of permission for the changes detailed under application (1) should then meet all the relevant criteria.

This current application to "Replace existing shop front to ground floor front elevation with new door and windows....." makes no reference to the intended future purpose of the site which it refers to as 'retail'.

In isolation, there is no rationale for the design in this application. The proposed exterior design would not be in keeping with retail units and no floor plans for sub divided retail have been provided. The Parish Council would therefore object on the basis that the proposed redesign is not commensurate with its ongoing retail use and is out of keeping with other units in the immediate area.

While we appreciate that the change of use is not part of this application, it must, however, be considered in the context of it being a precursor for such change of use to residential which has now been re-submitted under FG/25/22/PD. In the light of the additional submission for change of use the Parish Council will be objecting to that, taking account of the following.

To protect the identity of the village centres, the Ferring N.P. states:

4.39 The policy discourages the change of use of shop units in the village centre at Ferring Village as there is already some degree of residential development in and adjoining the centre and the number of units available for retail use in the primary local shopping area of the parish is limited. It recognises that Policy 3 provides for the redevelopment for housing of the Village Hall, as an exception. However, the policy acknowledges that some change of use to dwellings of shop units in the smaller, secondary South Ferring village centre may be appropriate but that such use should remain limited to no more than 10% of the total number of units in the centre.

4.40 The policy encourages the beneficial commercial reuse of empty A1 or other premises in the defined village centres to maintain their viability and vitality for the local community. To avoid the harmful loss of the relatively small number and range of A1 shops serving local residents, the policy requires that development proposals can demonstrate clear evidence of the unviability of the present A1 use. The policy extends the scope of the use of units to B1a for office uses that are compatible with a village centre location.

Re 4.39 - the proposal would exceed the 10% tolerance for such change of use in the life of the plan.

Re 4.40 - the proposal fails to demonstrate clear evidence of the unviability of the present A1 use.

In summary, Ferring Parish Council objects to this application (FG/14/22/PL) as it would be unsympathetic / unsuitable for continued retail use, out of keeping and failing to provide corresponding interior design detail.

Ferring Parish council also object to such alterations being preparatory for change of use (now submitted separately under ref. FG/25/22/PD) to residential contrary to the N.P. as cited above.

Officers should be satisfied that any external changes are suitable for the site's continued retail use to maintain the ongoing viability and identity of this village centre and in keeping with other retail units in the locality.

Cllr. Stephen Abbott

Ferring Parish Council.