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Arun District Council, Civic Centre, Maltravers Rd, Littlehampton, West Sussex, BN17 5LF
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From: Hebe Smith <Hebe.Smith@arun.gov.uk>
Sent: 24 September 2026 11:52
To: Planning.Responses <Planning.Responses@arun.gov.uk>
Subject: FW: Re-The little tipple,9 ocean parade ,BN12 5QG,planning no-FG/65/26/s73

Hello,

Please can this be added as a representation to FG/65/26/S73.

Thanks,

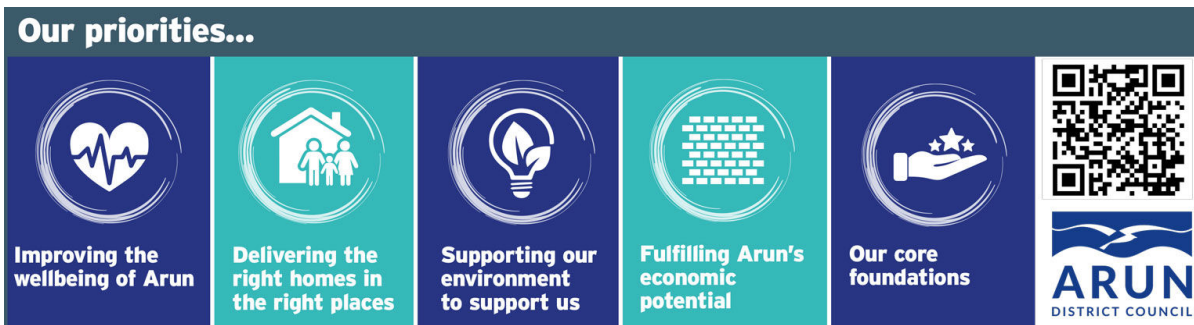
Hebe Smith (she/her)
Senior Planning Officer, Planning Department

T: 01903 737626
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From: Shayaanthy Lathan [REDACTED]
Sent: 23 September 2026 21:53
To: Hebe Smith <Hebe.Smith@arun.gov.uk>
Subject: Re-The little tipple,9 ocean parade ,BN12 5QG,planning no-FG/65/26/s73

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Dear Hebe,

Please treat this as a further objection to the above application.

A lot of possibly confusing material has been submitted and I would just like to highlight three important matters.

Disturbance

The Environmental Report for the planning application for change of use (ref: FG/105/23/PL) recommended that there be no outdoor seating but the report for this application expresses no concern about this. Nothing has changed to cause this alteration and in fact on days when the seating has been in use (illicitly) since May my family and I and other residents have been significantly troubled by noise etc.

Use of Highway

The second paragraph of the Highways Authority's Consultation Response dated 17th August recognises that there are potential problems arising from the loss of the parking spaces. In fact these problems are very real and already occurring as set out in previous objections.

Although privately maintained the road is a public highway and one of my customers has made the following points:

"WSCC's Consultation Response contains two errors, both perhaps understandable. Firstly it is based on the incorrect assumption that the road is merely a privately maintained road and not a public highway over which the Highways Authority has powers and obligations - e.g. "The site is located on Ferringham Lane, a privately maintained road – consequently, the comments provided here should be considered as advice only" - " Secondly the National Planning Policy Framework referred to in the last paragraph no longer applies to planning decisions made after 17th August 2026 (See National Planning Policy Framework 2026 – in particular Annexe A paragraph 1). The quoted paragraph in the superseded Framework "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety ..." has been revised in TR6 para 4 of the current Framework "Development proposals should be refused if they would have a severe adverse impact on highway safety" – crucially the word "only" has been omitted. As well as the tables and chairs the planters, sleepers and barriers should be removed. Unlike the tables and chairs they are there 24/7 causing an obstruction. Also the sleepers are sometimes used as seating by customers of the bar.

Effect of the decision

The application states that the grant of permission “will formally regularise the matter”. This is not an accurate description of the situation. The current use and obstruction of the roadway is not only unauthorised but is in breach of specific restrictions in the current planning permission, the need for which has not changed. The applicant’s proposals should be measured against the authorised use and not the current illegal use.

Refusal of the application will not cause a detriment to the applicant but rather deny her an advantage specifically excluded by the current permission. Granting it would not result in any or any significant public benefit and would be a significant detriment to neighbours.

Kind regards

Shaya

(Pinkerton newsagent 9a ocean parade, 9b ocean parade)

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