

29th July 2026

David and Chrissie Ruderman
Spray House
35 Ocean Drive
FERRING
BN12 5QP

Case Officer: Hebe Smith
Telephone: 01903 737626
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Dear Sir/Madam,

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

Application No: FG/65/26/S73
Site Address: 9 Ocean Parade Ferringham Lane Ferring BN12 5QG
Description of works: Application under Section 73 of the Town and Country Planning Act 1990 for the Variation of Condition 2 - Plans Condition following grant of FG/105/23/PL.

Thank you for your internet representation made on 28th July 2026 which has been recorded as an objection with the comments as follows:

OWPC85423

We are totally opposed to the application FG/65/26/S73 to regularise the arrangement regarding the two parking spaces at Ocean Parade in Ferringham Lane. It can't be possible to regularise a breach of clear exclusions in the original approval.

We would point out that there were several conditions applied to the original planning application FG/105/23/PL which still apply. The Little Tipple have been in breach of some of these planning permissions for several months. The parking bays were closed to the public around May of this year and progressively blockaded with metal barriers fixed to the roadway, railway sleepers and various planters and potted plants. FG/105/23/PL specifically contained the following exclusions:

The proposed development will maintain the existing footprint - now breached.

The existing 3 dedicated parking places to the front of the property are to remain - now breached.

The permission hereby granted does not give approval for the siting or use of external tables or seating as part of the operations - now breached.

We understand that the Premises Licence was amended in September 2025 which included reference 'for two benches placed outside the window of the bar' but no planning permission has been granted.

Exclusion in FG/205/23/PL:

No seating is to be allowed to the front of the premises as part of this proposal.

The planning restrictions were put in place in order to protect the occupants of Ocean Parade, Ferringham Lane and maintain public access. Other factors including the minimising of disturbance to close neighbours such as noise controls were included.

Ocean Parade was built in the late 1920's and early 1930's and was conceived as a shopping parade with a wide forecourt and parking spaces for customers. The road network in South Ferring comprises nearly all Private Streets which have been adopted as Public Highways since around about that time, almost 100 years.

This proposal will deprive the public use of these areas and further constrain the public parking capacity for shopping. This is a public bus route and through route connecting to the rest of South Ferring.

In terms of authority we understand that WSCC Highways is the lead organisation where public highways are obstructed, followed by the Arun Planning and then the Licencing Department.

A similar problem exists at 1 and 2 Ocean Parade where the forecourt has similarly been barricaded with stone filled gabions which has created a dangerous traffic situation opposite the T junction with Beehive Lane and pedestrians wishing to use the path. The bus is not always able to negotiate the turn from Beehive Lane into Ocean Drive due to vehicles parked outside the parking box.

We would, therefore recommend a refusal for the approval of FG/65/26/S73.

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 including your name and address 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. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

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>