

Rec'd TSO  
24/12.

# Spokes Cycles

6 Beach Road, Littlehampton, West Sussex, BN17 5HT  


22 December 2012

Att: Mr K Roberts  
Assistant Director Planning & Economic Regeneration  
Arun District Council  
Arun Civic Centre  
Maltravers Road  
Littlehampton  
West Sussex  
BN17 5LF

Dear Sir

**RE: LU/291/12/ Change of Use from A1 (Retail) to A5 (Hot Food Take Away)**  
**10 Beach Road, Littlehampton**

I would like to object to this Planning Application for turning 10 Beach Road into a Take Away.

The reasons for this are as follows:

1. As stated in paragraph 5 of the Application (pre- application advice) it says "no real objection but subject to an assessment of similar businesses in the vicinity", well in Beach Road alone we have four take aways and a further one in Arcade Road. One take away would be directly adjacent to this proposed take away.
2. Best Kebab Take Away Shop, when cooking until midnight can be smelt in my flat already and the extractor is not very high so this can be a problem when I am relaxing in my garden. So with another proposed take away this will make it worse, not only for me but the two new flats being renovated for occupation above the old Sue Ryder shop, Flats 2-6 Beach Road and my own flat. Together with this, in the Arun Security premises, the smells from the Best Kebab Take Away when open, drifts into their shop (objection also being raised by Arun Security). Therefore if another take away opens and with the single wall construction between the two premises the smell with the two adjacent take aways will be twice as bad.
3. As detailed in the attached plans, the take away cooking area would be one thickness of wall away from my front room and also my bedroom thus causing no rest or sleep due to the late night openings of this proposed take away.

4. The front entrance to my flat is via an alley behind my shop which years ago was used for storage for fuel for the fuel station in Arcade Road. This is now a fire exit for 10 Beach Road, the solicitors in Arcade Road and my front entrance. The proposed plans show six refuse bins blocking this fire exit. There is also a problem with burglars constantly trying to break into my shop and surrounding shops and the placing of the bins in this area will just make it an easier access for them to jump up and break in. On top of that, Arun Security are already aware that there is a rat/rodent issue and this would be made worse by further food waste disposal bins in such close vicinity.
5. Lastly, in Littlehampton, we are trying to regenerate the town and as already stated, there are an excessive amount of take aways in the vicinity (20 approximately in Littlehampton, all within half a mile of each other). Beach Road is a road that would benefit more from different retail units instead of yet another food outlet in order to generate footfall.

I do feel, as do other traders in Beach Road, that another take away would be detrimental to the growth of Beach Road and a premises like 10 Beach Road is a good size let-able retail unit which should remain for A1 use only.

Yours sincerely

A large black rectangular redaction mark covering the signature of Andrew Sleeman.

Andrew Sleeman

Enc.

24/12/12.







