

From: Miriam Nicholls
Sent: 23 November 2017 11:38
To: Planning.Responses
Subject: RE: Planning Consultation on: LU/364/17/PL

This is a key town centre site to the south of the main, St. Martin's, car park. It occupies a position on a pedestrian route to the High Street at both the east and west sides of the site.

Due to the location of this site Economic Development would wish to see retail use retained at ground floor level. We note the viability study submitted with the application but are aware that the failure of the Tap and Barrel Public House was not simply due to trading conditions. This was a family run business and ill health, along with other problems caused the demise of the business. In recent years a very successful business, Littlehampton Exotics, was run from the site and its success has continued in its new High Street location.

With regard to vacancy rates in the town centre these are currently around 8% which is very much lower than the national figure of 11.1%.

We note the information relating to the closure of Public Houses but since this premise traded as a public house for such a short time, and is not a 'traditional public house site' such as those mentioned in the report and much more a retail site, we do not consider this to be relevant. For this reason we would also not be content to reply on the argument put forward with regard to marketing and we would wish to see substantial efforts made to market the site and the result of those.

For these reasons Economic Development would object to this application.

Miriam Nicholls | Business Development Manager, Directorate of Place, [Arun District Council](#) | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37845 | External: +44 (0) 1903 737845 | E-mail: miriam.nicholls@arun.gov.uk

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Save the environment - think before you print.

From: planning.responses@arun.gov.uk [<mailto:planning.responses@arun.gov.uk>]
Sent: 20 November 2017 11:48
To: Miriam Nicholls
Subject: Planning Consultation on: LU/364/17/PL

To: **Economic Regeneration**

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure)
(England) Order 2015
Planning Permission
APPLICATION LU/364/17/PL
NO:**

Registered: 16th November
2017

Site Address: Formerly 'The Tap and Barrel' 2-13 Duke Street
Littlehampton BN17 6EU

Grid Reference: 502787 102172

Description of Works: Retention & conversion of former Public House building & the erection of two storey block to provide a total of 9 No. residential units with associated parking. Re-submission of planning application LU/117/17/PL

The Council have received the above application. I shall be pleased to receive any observations you may wish to make.

[Click here to view the application details](#)

Should you have any comments to make, these should be sent by replying to this email by 21-DEC-17.

You can also monitor the progress of this application through the Council web site:

www.arun.gov.uk/planning

Please be aware that any comments you may make will be available on our website so please do not insert personal details or signatures on your reply.

In the absence of a reply within the period stated, I shall assume that you have no observations to make.

The application will be determined having regard to the development plan policies (if any are relevant) and other material considerations. The development plan can be accessed via the website as can the leaflet which deals with material planning considerations.

Should the application go to appeal the Planning Inspectorate will publish any comments made to the Council on their website:

www.planningportal.gov.uk/planning/appeals/ but they will protect personal details.

The officer dealing with this application is Mrs A Gardner who can be contacted on telephone number 01903 737529.

Regards
Planning Officer

consultee_email
