

Derrick Chester
'Braemar' Worthing Road Littlehampton
BN17 6JN

Your Ref: OWPC25854
Our Ref: LU/51/20/PL 23-02-2020
Please ask for:
Mrs A Gardner

3rd March 2020

Dear Sir/Madam

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

Change of use of upper 2 floors from the existing mixed use to 6 No. suites for tourist accommodation (C1 Hotels). This application may affect the setting of a listed building & may affect the character & appearance of the Littlehampton (River Road) Conservation Area.

The Look And Sea Centre Surrey Street Littlehampton

Thank you for your internet representation made on 2nd March 2020 which has been recorded as **'an objection'** with the comments as follows:

*I am submitting an objection relating to the plans as submitted however it is perfectly possible with conditions the application could become perfectly acceptable.
With reference to the planning statement section 3.5 needs to remove the reference to flats as these are supposed to be Hotel rooms.
With reference to policy TOU DM1 it is worth reminding ourselves that it was the decision of Arun District Council itself to end the use of the building for tourism and community use, they then marketed it themselves and would only accept bids for the whole of it. Four bids were recieved and the current occupant was successful and awarded a lease of 30 years. We do not know the detail of the other three. The building originally was supposed to be for community benefit as part of the East Bank riverside development. To my knowledge there has been no seperate marketing exercise for the upper floors carried out by the current leasee. There is however the opportunity to ensure some continuation of community use by ensuring that the top floor viewing tower continues to have public access as a tourist feature for the Town. I would like to see a condition imposed to require this. I have been told that this is the intention.
The planning statement tells us that the rooms will be operated as a Hotel with a remote reception. It will be useful to have some clarification as to how access to and from the rooms will be accessed when the ground floor cafe is shut and how many of them are fully accessible. To maintain the economic benefit to the town it would be useful to know how these will be operated and marketed as tourist lets and not just contracted over to the Council to operate as emergency accomodation for example. If the very successful neighbouring YMCA were to operate them for example that would be a great solution. Any conditions that could ensure that tourist letting is maintained would be very useful indeed.*

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most

are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning