

Mr & Mrs Newman
Flat 31 Fairlight Court
Pier Road
Littlehampton
BN17 5DU

Your Ref: OWPC22153
Our Ref: LU/52/19/PL 17-02-2019
Please ask for:
Mrs A Gardner

12th April 2019

Dear Sir/Madam

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

Application under Regulation 3 of the Town & Country Planning General Regulations 1992 for a change of use (except Youth Hostel) to A3 (Food & Drink). 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 10th April 2019 which has been recorded as **'an objection'** with the comments as follows:

In making comments about this application in the first instance we would say that we are surprised and disappointed that no letters have been sent to residents in the immediate vicinity of the premises who are likely to be affected by this change.

The failure of the previous business on the site, that is cited by the applicant as the reason behind the change of use, was most likely due to not maximising the potential of the site. The premises were closing at 4pm every day during the best summer in years when people were on the beach well past 6pm. Non-local visitors to the beach are primarily day trippers and those using public transport were walking past a closed cafe/restaurant.

Despite the fact that this property is being advertised for let on the basis that planning for change of use to A3 for the whole premises, the proposed plans show that only the former ground floor shop and display area are being converted to restaurant use with first and second floors acting as function rooms. We don't see how this small change will make the premises viable as it was reported that the previous business were paying reduced business rates for the exhibition and display parts of the building. If it is the intention to allow all the remaining floors to be used permanently for restaurant operations then this should be made clear although we consider that such a proposal might run into problems with fire escape provision, WC facilities and moving food to upper floors. We would object more vehemently to such a proposal.

The Look & Sea premises are located in a primarily residential area that already has one bar/restaurant (The Empress) and the Angling Club, it does not need another late night venue.

The building was purpose built using public funds to include the educational element of the exhibition floors; the loss of this facility is having a detrimental effect on school visits to Littlehampton to the extent that no schools now visit the Lifeboat Station.

The couldn't care less attitude of Arun District Council towards tourist information in the council's premier seaside resort is staggering!

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