



From: Paul Burzio [REDACTED]
Sent: 30 January 2018 15:34
To: Planning.Responses
Subject: RE: Planning Consultation on: LY/28/17/PL

Dear Sir/Madam,

Please see the official response from Lyminster & Crossbush Parish Council;

In principle Lyminster & Crossbush Parish Council supports the application LY/28/17/PL from Arundel Brewery and partners.

The Parish Council, after consultation with many of our parishioners, welcome the injection of a “fresh breath of air” to a site that could hold great potential to the benefit of the parish and look forward to the following;

- A local sustainable centre for the village to be able to meet and take coffee, sandwiches and the occasional alcoholic beverage.
- Investment from local businesses who have an excellent track record in the area with additional employment opportunities.
- The attraction of tourists bringing much needed revenue to the parish and our local businesses on the edge of the South Downs Park.
- A business plan that attracts cyclists and walkers to the premises which can only have a positive effect on the surrounding economy, especially post Lyminster bypass.
- The reviving of a spectacular site that could so easily be left to withering on the vine.

Having said this, it is only reasonable to point out some considerations that parishioners have in supporting this application.

- If agreed, then this change of use must not be considered the first step in further changes of use if the business model fails.
- If agreed, that this site will not become a “nightclub” or have extended licensing rights unless there are exceptional circumstances and only then if agreed by the Parish Council.
- That the business model with reference to cyclists and walkers be considered by the council as being part of the vision they have of Lyminster & Crossbush Parish becoming a “walkers and cyclist’s paradise” post Lyminster bypass. Currently at the northern end of Lyminster Road there are no cycle paths and on the eastern section at Crossbush there is no pavement and no assisted pedestrian crossing.
- Lyminster Road is a very dangerous ‘A’ road and statistics will support this. Cycling to the venue or crossing the road to it on foot is an extremely dangerous venture.
- Has any consideration been given to the licence being one of off-sales only?

Paul Burzio
Chairman
Lyminster & Crossbush Parish Council
[REDACTED]

From: planning.responses@arun.gov.uk [mailto:planning.responses@arun.gov.uk]

Sent: 19 December 2017 11:03

Subject: Planning Consultation on: LY/28/17/PL

To: Lyminster & Crossbush Parish Council

**NOTIFICATION FROM ARUN DISTRICT COUNCIL
Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015 -
Article 23 Representations by Parish/Town Councils
Planning Permission**

APPLICATION NO: LY/28/17/PL

Registered: 18th December
2017

Site Address: Crossbush Farm Shop Lyminster Road Lyminster BN17 7QN

Grid Reference: 502932 105663

Description of Works: Change of use of existing building from farm shop & cafe to a
brewery tap room (bar), fresh coffee bar & cafe & retail space

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 01-FEB-18.**

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

consultee_email

<http://www.arun.gov.uk>

NLPG UPRN 100062237016

DX 57406 Littlehampton

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