Arun District Council
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West Sussex BN17 5LF
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Middleton Parish Council
Mr D Allsopp
10 Chalfont Close
Middleton on Sea
Bognor Regis
PO22 7SL

Your Ref: 000014309
Our Ref: M/93/12/
Please ask for:
Mrs A Gardner

21st December 2012

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended)

Application for Variation of Condition No's 3 & 4 imposed under planning application M/81/09 relating to change of ownership and opening hours.

The Middleton Pharmacy 132 Middleton Road Bognor Regis

Thank you for your internet comments made on 20th December 2012 and recorded as follows:

The Parish Council¿s Development Control Committee unanimously object to this application for the following reasons:

1. When application M/81/09 was agreed, permission was given to an individual and did not endure for the benefit of the land because ¿Permission would not normally be granted in this location but granting permission exceptionally the Local Planning Authority have regard to the particular circumstances relating to the proposal in accordance with Policy GEN7 of the Arun District Plan¿. Those comments remain apposite now so Condition 3 should be granted to Mrs. Y Wharmby only and must not endure with the land.

2. The coffee shop/cafe occupies the site of a former pharmacy and there is living accommodation both above and in the attached shop (a newsagent who has to start very early each morning). There is residential accommodation across the road and adjacent shops with flats above. M/81/09 condition 4 was set carefully with opening hours to match those of surrounding shops and has worked to date. There is strong opposition to the extended hours suggested because it will be detrimental to the living conditions, amenities and environment of adjoining and nearby properties and residents. ¿ Policy GEN 7.

3. Private functions such as parties and weddings will cause an unacceptable level of noise, particularly in the evening, which is regarded as unneighbourly. Policies GEN 7 (iv) and GEN32. Any planning approval should prevent these types of events in this sensitive area of Special Character (Policy AREA 1).

4. Further, there is only limited roadside parking nearby which is used for the general benefit of the local shops. Large gatherings for parties or weddings will lead to parking

being denied to shoppers which will adversely affect trading at other shops. Policies GEN 7 (viii) and GEN12.

5. Informative Condition 5 M/81/09 also requires revisiting. Menus have changed and there may be a need for ventilation and extraction systems to be installed. (This would require planning permission).

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please note that Planning Services operate an "open file" policy which means that all documents relating to planning applications, including internet representations objecting to or supporting the proposals, are available for everyone to see. If you do not wish your comments to appear on the file please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

Yours faithfully

Karl Roberts
Assistant Director Planning & Economic Regeneration