

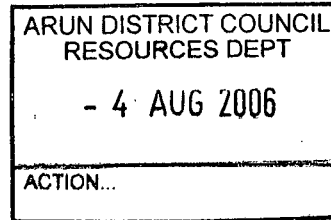


PLANNING & PROPERTY CONSULTANTS LTD

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3 August 2006

Mr S Cantwell
Planning Control Manager
Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF



Dear Mr Cantwell

1A The Parade, Pagham – Change of Use from A1 to A2

I have pleasure in enclosing my client's application for the above. The application is a resubmission of a previous application for the same purposes which were refused by your Council on 9 June 2006 for the following reason:-

"In the absence of supporting information outlining that the retail use is no longer viable the local Planning Authority is not satisfied that the existing retail premises would no longer serve the retail needs of the community. The proposal is therefore contrary to Policies NE9 of the West Sussex Structure Plan and DEV30 of the Arun District Council Local Plan."

My clients were very surprised to receive this refusal as the property had been vacant and unused for three years prior to their purchase despite it having been marketed as a retail A1 premises and the previous application was in fact supported by information that demonstrated this to be the case.

Therefore, my clients have instructed me to lodge an Appeal against that refusal and to make this resubmission in order that your Council can reconsider the matter.

The application comprises the following:-

- Six copies of the completed Form CP1
- Six copies of the completed Planning Application Form Part 2
- A completed Certificate A
- Six copies of a Scale 1:1250 Ordnance Survey Location Plan indicating the site edged red
- Six copies of a Scale 1:200 floor plan of the existing premises
- Six copies of the marketing advertisement
- Six copies of a letter from my clients to yourselves dated 20 March 2006, which accompanied the original application, and finally
- This Supporting Statement.

No fee has been submitted as this is the resubmission of a previous refusal within 12 months of that refusal.



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SUPPORTING STATEMENT

Relevant History

The Council's records indicate that the single retail unit numbered 1 The Parade, Pagham was altered and subdivided into two independent units by virtue of a planning permission granted in 1988 (P/71/88).

In 1999 planning permission was granted to change the use of the larger of these two units (the only one with a shop window) to an Estate Agents Office (P/7/99). Whilst it is unclear as to whether or not this change of use ever took place, what is now certain is that the property now known as 1B The Parade is now in a Class A2 use (known as The Mortgage Exchange).

The entirely independent rear portion of the property created by virtue of planning permission P/71/88 was last used as a Sub Post Office with a front door entrance but no shop window.

Over three years ago the Sub Post Office use ceased when the Post Office withdrew the licence for this and many other Sub Post Offices throughout the country and 1A The Parade then remained vacant and fell into disrepair until my clients (the applicants) purchased and refurbished the unit in 2006.

Marketing and Viability Evidence

Please see my clients' letter to yourselves dated 20 March 2006 and the marketing advertisement enclosed with the application.

In addition, I am advised by the previous owners that the premises were on the market for at least three years prior to being purchased by the current applicants. Initially the marketing agents were Parsons Son & Basley before the agents changed. However, for over three years prior to the purchase by the applicants the unit was marketed as an A1 retail unit and during this period I am advised that the agents only received one serious enquiry and that enquiry was from an individual who wished to use the property as a hair dressing salon.

The last guide price given on the marketing information was £30-35,000 for the 999 year lease, but in the absence of any offers during this time the vendors were finally forced to sell the lease at auction and the applicants purchased that lease for £17000 (ie approximately half the recommended guide price).

It is submitted that it is self evident that this premises lacks any appeal as an A1 retail site (primarily due to its complete lack of a shop front or window) and the lack of viability as a retail unit is demonstrated by this evidence.

Compliance with Local Plan Policy DEV30

It is accepted that the property lies outside a defined principal shopping area, but it is considered that an exception should be made as it has been demonstrated that retailing is no longer a viable use particularly as the unit has remained vacant, unused and in a poor state of internal repair for over three years and that throughout this period reasonable attempts were made to market the property for retail purposes but without success.



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This contrasts sharply with the fact that following my clients purchase of the unit it has now been repaired, refurbished and brought back into an active use for a local small business which does serve the local community.

Conclusion

Frankly, my clients and I find it very difficult to understand what other evidence could reasonably be required in order to demonstrate that retailing is no longer a viable use for this property. However, if the Council feels that further evidence should be provided, then we would ask that this is explained in writing to myself so that we can consider the request.

Yours sincerely

Paul Collins
Director PPC Ltd

Encs

