From: Matthew.Bartle@westsussex.gov.uk
Sent: 31 August 2010 11:18
To: Keith Morgan
Subject: RE: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Keith

I agree with your conclusion.

Regards

Matthew

Matthew Bartle | Principal Transport Planner, Customers & Communities, West Sussex County Council | Location: First Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal: 82162 | External: +44 (0) 1243 382162 | E-mail: matthew.bartle@westsussex.gov.uk

"Keith Morgan" <Keith.Morgan@adur.gov.uk>

27/08/2010 16:52

To <Matthew.Bartle@westsussex.gov.uk>
cc
Subject RE: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Matthew,

Unfortunately I don't think there is anyway that such a condition would be regarded as valid - because conditions have to relate to the property over which the applicant has control. The only exceptions are so-called 'Grampian' conditions eg. stating no development shall be carried out until some specified (usually highway) works have first been completed. It would be regarded as a matter for the police or local authority to enforce the parking restrictions or act against the drivers responsible for dangerous parking.

In this particular case, there are double yellow lines both sides of the junction but otherwise on-street parking does not seem too bad in Grand Ave which is a wider road than most in this locality. Having regard to other cases, I cannot see we could justify refusal.

Regards

Keith

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: Matthew.Bartle@westsussex.gov.uk [mailto:Matthew.Bartle@westsussex.gov.uk]
Sent: 27 August 2010 16:43
To: Keith Morgan

Subject: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Keith

As far as it's for me to say, I think that the take-away's a legitimate use. However, would it be possible to put a condition on the application regarding parking? At the risk of repeating myself, it is issues such as pavement parking, double parking, etc. that concern me from a highway point of view. I do not yet know how such a condition could be phrased and would be grateful if you could advise.

Regards

Matthew

Matthew Bartle | Principal Transport Planner, Customers & Communities, West Sussex County Council | Location: First Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal: 82162 | External: +44 (0) 1243 382162 | E-mail: matthew.bartle@westsussex.gov.uk

"Keith Morgan" <Keith.Morgan@adur.gov.uk>

24/08/2010 11:14

To <Matthew.Bartle@westsussex.gov.uk>
cc
Subject RE: FW: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Matthew,

In response to yr email of 12 Aug, I asked the agent for more information but as yet not received anything. In any case, it is unlikely that his reply could be anything better than a guestimate.

I've just noticed that we need to make a decision on this application by next Tuesday 31 August.

In the event that I have not received a satisfactory reply, will you be recommending refusal?

Please can you let me know by the end of this week.

Regards

Keith

PS. We have received objections from local people as follows, including highway safety issues:-

6 letters/emails from residents of the flats above No's 13 & 15 Crabtree Arcade and No.1A, 4 & 36 Grand Avenue, and from the shop at No.24 Crabtree Lane on grounds that:-
- far too many take-aways in the area already, including ones in the immediate vicinity (Pizza Shack, Uncle Sams, Chinese, Kebab/burger and 2 Indian), and nearly 30 in the whole of Lancing; instead a convenience store or a clothes shop is what is needed.
- noise disturbance to flats above the shops and to the dwellings opposite and to the north, especially in the

evenings and night (one objector being concerned about the effect on her baby);
- *smell; owing to SW prevailing winds these fumes will blow into gardens in Grand Avenue and Second Avenue;*
- *more mess, litter and rubbish, adding to the problem already caused by customers of the other take-aways;*
- *Grand Avenue is a mainly residential road with just 4 commercial units at its southern end, all closing by 5.30pm, and a takeaway would be detrimental.*
- *increase in traffic and car parking; will cause risk to pedestrians especially young children going to recreation ground on south side of Crabtree Lane; vehicles visiting the shops already abuse the double yellow lines at the junction of Grand Ave with Crabtree Lane contributing to accidents at the junction, including pedestrian casualties that hace occurred within the past year.*
- *no access at the back, questioning where rubbish would be put.*

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: Matthew.Bartle@westsussex.gov.uk [mailto:Matthew.Bartle@westsussex.gov.uk]
Sent: 12 August 2010 15:52
To: Keith Morgan
Subject: Re: FW: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Keith

Given the nature of the proposed use and the potential problems demonstrated with such uses at other locations, I believe we should continue to press for customer numbers, etc. I am keen to avoid detriment to local amenity, customers parking inappropriately, double parking, etc.

Regards

Matthew

Matthew Bartle | Principal Transport Planner, Customers & Communities, West Sussex County Council | Location: First Floor, Northleigh, County Hall, Chichester PO19 1RH
Internal: 82162 | External: +44 (0) 1243 382162 | E-mail: matthew.bartle@westsussex.gov.uk

"Keith Morgan" <Keith.Morgan@adur.gov.uk>

12/08/2010 13:58

To <matthew.bartle@westsussex.gov.uk>
cc
Subject FW: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Matthew,

Further to yr email of 30 July 2010, I have received the response below from the agent. The proposed parking space at the rear would be for staff; customers would have to park on the highway, either Grand Ave or Crabtree Lane.

I asked him for estimates of customer numbers, etc but he has not provided any.

Please can you let me have yr comments.

Regards

Keith Morgan

Keith Morgan - Planning Services Manager | Planning, Regeneration & Wellbeing, Adur District Council
Location: Civic Centre, Ham Road, Shoreham-by-Sea BN43 6PR
Internal: 63239 | External: 01273 263239 | E-mail: keith.morgan@adur.gov.uk

Please think before you print this and save paper

From: simon mckay [mailto:simckay@hotmail.com]
Sent: 12 August 2010 13:03
To: Keith Morgan
Subject: RE: ADC/0228/10 - 14 Crabtree Arcade, Current planning ap.

Dear Keith,
Please find attached drawings showing response to issues regarding the extraction system.
Regarding parking, the on site car park would be for staff. Due to the nature of the development site, no other parking is achievable. Visitors would park along the public highway, as they would for any previous use for this property and as they do for any other commercial along this, and adjoining roads.

Many thanks
Simon Mckay

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