From: planning@adur-worthing.gov.uk
Sent: 25 July 2022 14:38
To: planning@adur-worthing.gov.uk
Subject: Comments for Planning Application AWDM/1115/22

Flag Status: Flagged

Comments summary

Dear Sir/Madam,

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 25/07/2022 2:37 PM from Mr John Burrow.

Application Summary

Address:	Former Riverbank Business Centre 39 Old Shoreham Road Shoreham-by-sea West Sussex BN43 5FL
Proposal:	Application to Vary Condition 26 of previously approved AWDM/0935/13. Amendment: to allow the retail store to be used as a convenience store to allow for extended opening hours from 7am to 10pm seven days a week (including bank holidays). (Resubmission of AWDM/1801/21)
Case Officer:	Gary Peck

Click for further information

Customer Details

Name:	Mr John Burrow
Address:	61 Salt Marsh Road, Shoreham-by-sea, West Sussex BN43 5QJ

Comments Details

Commenter Type:	Member of the Public
Stance:	Customer made comments in support of the Planning Application
Reasons for comment:	- Design - Highway Access and Parking - Loss of General Amenity - Privacy Light and Noise
Comments:	The Waterfront Residents' and Tenants' Association (WRTA) understands that the applicant has appealed against the decision of the Council, against an earlier application, to specifically restrict closing of the store to 4pm on Sundays. It is also understood that the Coop is prepared to withdraw from taking a lease on the property given the anticipated length of delay for the appeal to be determined. In its previous submissions to the Council, the Coop gave many undertakings to control the arrival of deliveries, customer parking and anti-social behaviour caused by the store. Mindful

that other retail operators might be less inclined to offer such assurances, the Association has held discussions with the applicant to improve the proposed occupation of by the Coop. In addition to these assurances, the applicant, on behalf of the Coop has agreed to:
a) Control parking by erecting and maintaining clear signage directing customer parking away from adjacent resident driveways and visitor spaces to dedicated parking.
b) Installing internal and external CCTV to monitor and control anti-social behaviour in and around the store.
c) Offer direct line of communication with the local manager and regional Coop headquarters to resolve complaints.
The applicant has declined a request for full-time attendance by security guards to control potential crime and anti-social behaviour in and around the store.
The applicant has also declined a request for the entrance to the store to be located on the façade facing the Old Shoreham Road to further reduce parking infringements and the maintain private road status of Salt Marsh Road as required by Section 106 agreement in the original outline planning consent. The Association is mindful that that an adjacent site is likely to be developed for apartments and that the area in front of this part of the shop and entrance to the estate could become very congested.
In addition to the above requirements, local residents will require all illuminated fascia signage to be sited on the Old Shoreham Road frontage away from adjacent homes. We understand that this will be subject to a further planning application. An initial Committee view on this aspect would be very helpful.
On the basis that the above assurances can be controlled by planning condition, the WRTA would support the granting of planning permission.

Kind regards