rrplanning

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town planning & development consultants
82a otley road, headingley, leeds, ls6 4ba
[redacted]

Our ref: HK/obj/Lanc/Council/02.07.14

2 July, 2014

Jo Morin
Development Management,
Adur & Worthing Councils,
Portland House,
44 Richmond Road,
Worthing,
West Sussex,
BN11 1HS

ADUR & WORTHING
- 2 JUL 2014
PLANNING SERVICES

Dear Ms Morin,

AWDM/0770/14

Change of use from use class A1 (shop) to use class A2 (financial and professional services) at 61 North Road Lancing West Sussex BN15 9AS

We act as planning consultants to retained clients who trade from nearby premises.

We understand that the above application is for an estate agency use. However, you will no doubt be aware of the national concern regarding the proliferation of betting shops in town centre locations. As you know, at present the Use Classes Order allows freedom of movement between uses in the A2 Use Class. If the above application, for what we understand to be an estate agent, is approved, a betting shop operator could in practice move into this unit with the benefit of an unrestricted Class A2 consent.

You may be aware of the Ministerial Statement from Helen Grant MP in April 2014 confirming that the as of October 2014 the government intend to remove betting shops from the A2 Use Class such that all betting shop proposals will in future require a planning permission so that local authorities can fully consider the impact of any new betting shop development. However, in this case the new legislation will not apply as it cannot be retrospectively enforced.

As such, we request that the permitted development rights for use as a betting office be restricted by planning condition. There are already two existing betting shops directly

opposite the application site such that there is no need for a potential third betting shop in this location. In the event that planning permission is approved, may we suggest the following planning condition:-

"The Application Property shall be used as a Class A2 Estate Agent only and for no other purposes within Class A2 of the Town & Country Planning (Use Classes) Order 1987, or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification."

Reason: The local planning authority seeks to retain planning control of the property in the interests of protecting the retail character vitality and viability of Lancing town centre.

On the basis of the above we request that this application is either refused in the first instance or alternatively any permission approved be restricted solely to the specific use for which planning permission is sought.

Yours sincerely,

HARIS KASUJI