**From:** tony button <tonybutton74@googlemail.com>
**Sent:** 09 May 2024 20:30:09 UTC+01:00
**To:** "Amanda Haslett" <amanda.haslett@adur-worthing.gov.uk>
**Subject:** Re: AWDM/0328/24 - 13 Station Parade Tarring Road
**Attachments:** Supporting Statement Foresters Micro Pub 09.05.24.docx

Hi Amanda
Hope you're well.
I've made a few additions to the supporting statement; I hope I've covered everything, thank you for getting that started.
Also, can I confirm my agreement to the extension.
Thank you for all your help
Kind regards
Tony

**From:** Amanda Haslett <amanda.haslett@adur-worthing.gov.uk>
**Sent:** 09 May 2024 11:00
**To:** tony button <tonybutton74@googlemail.com>
**Subject:** Re: AWDM/0328/24 - 13 Station Parade Tarring Road

Hi Tony
Thanks for your email and providing the updated plan. The proposed access to the garden and maintenance by you is acceptable and addresses our concerns in this respect.
I have forwarded your suggestions in relation to limiting the number of customers to 12 and limiting the use to 6pm for the rear covered area, to Environmental Health for consideration. This is potentially a good solution but I will need confirmation from EH that they agree first. I am hoping for a response tomorrow but will let you know as soon as I hear anything. Hopefully this won't result in any significant delay.
I will however need to re-consult neighbours on the amended plans and give them a minimum of 14 days to respond, so I will action this now to limit the delay. We have to reconsult where we receive amendments, to provide the opportunity for neighbours to make any further comments.
I will send a request to extend the deadline for the application to cover the re-consultations following this email.
It would be helpful if you could consolidate all the relevant points into a single document which I can add to the file as a supporting statement as this would address some of the questions raised by neighbours. I have started a document (attached below) and have added some of the things we have discussed in our emails. Please feel free to add to, or alter this list and provide any additional information you think would be helpful and maybe a paragraph at the top to explain your business. and then send this back to me so I can include it on the file.
I hope that helps and hopefully we will get the remaining matters agreed soon.
Kind regards

**Amanda Haslett**
Senior Planning Officer, Planning & Development
01903 221195
Adur & Worthing Councils
Worthing Town Hall, Chapel Road, Worthing, West Sussex, BN11 1HA
www.adur-worthing.gov.uk

On Wed, 8 May 2024 at 21:27, tony button <tonybutton74@googlemail.com> wrote:

> Dear Amanda
> Thank you for getting back to me so quickly.
> I can confirm that whilst the garden will not be used in connection with the micro pub that I, as the tenant will be responsible for the garden, and the maintenance and upkeep of this. I will install a gate for access in the rear fence. This is shown in the attached PDF.
> Rear Covered Area
> I wondered if there is any way of continuing to explore using the rear covered area being mindful of our neighbours and limiting any noise and disturbance to them. Could we look at limiting the number of customers in this area to a maximum of 12 people and ensuring that customers vacate this area at 6pm. I know that you are waiting to hear back from Environmental Health Colleagues, regarding this. Is this likely to significantly delay the decision making process, if I continue to look at pursuing the use of this area?
> Kind regards
> Tony
> **From:** Amanda Haslett <amanda.haslett@adur-worthing.gov.uk>
> **Sent:** 08 May 2024 11:51
> **To:** tony button <tonybutton74@googlemail.com>
> **Subject:** Re: AWDM/0328/24 - 13 Station Parade Tarring Road
>
> Hi Tony
> Thanks for providing the revised plan and fencing detail.
> I have discussed this further with my manager and although this resolves the issue in terms of access for the bin store it creates another issue in entirely blocking off access to the garden area from the property. I understand that you do not intend to use the garden area (which is the same for the current occupant) however we cannot agree to the garden being completely inaccessible from the building as this will create further issues and nuisance for neighbours if the garden area is not maintained in some way. Would it be possible for you to discuss this with your landlord in terms of

who will have responsibility for maintaining the garden area and who currently has responsibility? It cannot just be left to become more and more overgrown.
The garden is already overgrown and should be maintained to avoid an s215 notice (this is a legal notice served on the owner/occupier to remedy untidy sites, such as overgrown gardens). The landlord has a responsibility to maintain the property and this includes the garden area and therefore access must be maintained from the property and details of who is responsible for maintenance should be confirmed in writing.
It is the use of the rear covered area that is causing concern as this is currently not accessible to customers in relation to the current use and therefore introduces a new customer area with an increased use. The adjoining gardens are used as domestic gardens for both neighbouring properties, in connection with the residential use of the upper floor flats. Due to the very limited sound insulation properties for lean to structure, it would not be desirable to have a use that disturbs the neighbours' quiet enjoyment of their gardens. It is difficult to see how we could protect against this additional impact and I am still awaiting a response from Environmental Health regarding this matter.
As access is required by staff for the bin store, doors must be retained and although I know it is not your intention to have these doors open, this may be necessary in warmer weather due to the nature of the structure which would quickly overheat, requiring windows and doors to be opened and the impact on neighbours increased.
I am wondering if it is just simpler to remove the covered area to the rear from the proposed customer area which would avoid these issues? Please note that we do not object to the principle of the use for the main building but as the issues relate to the covered area we need to ensure that all aspects relating to this are considered before proceeding any further.
Sorry to raise more issues but hopefully we can come to a mutually agreeable solution. I will let you know once I receive further advice from Environmental Health.
Kind regards

**Amanda Haslett**
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On Mon, 6 May 2024 at 17:42, tony button <tonybutton74@googlemail.com> wrote:

16:45

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Live Chat

Dear Amanda
Hope this email finds you well, and you had an enjoyable Bank holiday weekend.
I've adjusted the red line on the map and added the fence on the floorplan and moved the bin store location.
The fence is going to be in keeping with the existing fences either side though I haven't been to the property for some time, I suggest the ones in the JPEG provided otherwise. I don't have a definitive plan for the lean to except to replace or add polycarbonate roofing sheets to the roof and any side orifices that might benefit from the sound proofing. Further to this, notices will be displayed at the entrance/exit requesting patrons leave quietly and quickly. All deliveries and rubbish disposal will take place during normal daytime hours.
The opening hours of the micro pub are intentionally short to prevent any impact on local residents and the local community.
The micro pub will not have any form of electronic entertainment, we will have no TV's, fruit machines, juke boxes or live music - this will aid our primary objective of being a safe welcoming space that encourages conversation, but which discourages excess noise. We will discourage people from congregating outside by providing cigarette disposal away from the premises.
I hope I've covered some of the points we spoke about on the phone but do let me know of any other information I can provide.
Thanks for your time.
Kind regards
Tony

**From:** Amanda Haslett <amanda.haslett@adur-worthing.gov.uk>
**Sent:** 01 May 2024 14:37
**To:** tonybutton74@googlemail.com <tonybutton74@googlemail.com>
**Subject:** AWDM/0328/24 - 13 Station Parade Tarring Road

Dear Tony
I am the case officer for the above planning application.
We have now had the opportunity to assess the proposal and I would like to request some additional information for the application.
Following a site visit to the property I note that there is a garden to the rear accessed via the existing double doors within the enclosed covered yard area. This garden area is not included within the red line indicated on the location plan but forms part of the unit as a whole. I also note that the bin store shown on the proposed plan is outside of the red line. Could you please therefore confirm what the proposed use of this garden area will be and whether this will be accessible to customers? The doors open out onto the garden and provide access to the bin store and therefore the red line will need to be altered as this needs to include everything on the plan. With residential uses on either side, it will not be desirable to use the garden for customers, as this would cause additional issues in relation to noise and disturbance. Further clarity on how this area will be used and if not

used, how customers will be prevented from accessing the garden, is therefore required.
The supporting statement for this application (email dated 13/03/24) refers to sound insulation to the walls and ceiling, further details of this would be required as a condition of any approval which can be dealt with post decision. It is however noted that it would not be possible to install sound insulation within the enclosed covered yard area to the rear therefore could you please provide details of how you intend to mitigate noise disturbance from this area? This may require restricted hours for example. I have also asked Environmental Health for further advice on this matter.
Could you also provide details of the following:

1. How many staff are proposed (full and part time)
2. Details of the intended provision for waste and recycling facilities, where, when etc. (please note - bottles should not be collected/deliveries should not be made, outside the hours of 8am to 6pm)
3. The maximum number of customers at any one time
4. Confirm the proposed use of the room shown on the plans directly below the 'cold room'

Sorry for the late notice of these comments, we are extremely busy at present.
Please let me know if you have any questions regarding the above.
Kind regards

**Amanda Haslett**
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