Dear Sir/Madam,

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

Comments were submitted at 27/04/2025 4:31 PM from Mrs Heather Di Marino.

Application Summary

Address:	Shop Salvington Hill Stores Salvington Hill Worthing West Sussex BN13 3BE
Proposal:	Application to vary Condition Number(s): 04 - Premises opening hours, 10 - TV broadcasting on the premises 12 - Food preparation on the premises, of previously approved AWDM/1079/20: Amendments: Hours - Mon - As existing Tue - As existing Wed - As existing Thur - 07.30hrs and 11.00hrs non-alcoholic sales. 11.00hrs to 23.00hrs all sales (extended for 1 hour from 22.00hrs) Fri - 07.30hrs and 11.00hrs non-alcoholic sales. 11.00hrs to 23.00hrs all sales (extended for 1 hour from 22.00hrs) Sat - 07.30hrs and 11.00hrs non-alcoholic sales. 11.00hrs to 23.00hrs all sales (extended for 1 hour from 22.00hrs) Sun and Bank Holidays - 08.00hrs and 12.00hrs non-alcoholic sales. 12.00hrs to 21.00hrs all sales (extended by 3 hours from 18.00hrs); 10 - TV broadcasting on the premises Permission requested for internal television usage within the conditions set out under condition 06 where the noise level shall not exceed 75dB (LAeq15min) anywhere 1m from the television inside the premises; 12 - Food preparation on the premises Permission requested for non-vented warming/heating of pre-prepared food items on the premises. |cr||cr|ORIGINAL DESCRIPTION: Partial Change of Use from A1 (retail) to A4 micro-pub; internal reconfiguration to include accessible WC, cold room, counter space and barbershop
Case Officer:	Amanda Haslett

Click for further information

Customer Details

Name:	Mrs Heather Di Marino
Address:	33 Furze Road, Worthing, West Sussex BN13 3BP

Comments Details

Commenter Type:	Neighbour
Stance:	Customer objects to the Planning Application
Reasons for comment:	- Privacy Light and Noise
Comments:	My husband and I strongly object to this current planning application. Our property is directly attached to the premises, and the quality of peace we used to enjoy from living here is no longer the case as the noise, anti-social behaviour and activity levels have been so intrusive on a regular occurrence.

Within the current planning agreement, there are some conditions that have not been complied with, for example, allowing patrons to drink outside of the designated area. This has meant that in the more ambient weather, the place has been heaving with customers, sitting on the walls, drinking and eating food. This in turn, means a dramatic increase in noise levels as it sounds much like being at a festival. This is a very regular occurrence when the weather permits. The noise and activity does not go away for those living next to this business. Patrons are also seen drinking while standing on the pavement outside of the premises, which can block off pedestrian access causing passers-by to have to walk in the road, putting pedestrians at risk. Not to mention the irresponsible parking of vehicles on the pavements.
The whole situation has become out of hand as this 'microbar' very quickly morphed into a pub, with food vans preparing hot food on the premises (another contravention of the current agreement), the smell of which cannot be avoided by us and neighbours close by. Yes, we can close our windows on a nice sunny day but is that fair to have that imposed on some of the community. Regular weekly entertainment is provided, from playing recorded music to live music performances and comedy and quiz nights. My husband has, on many occasions, had cause to complain about the noise levels, and has on several occasions had to literally shout across the bar to be heard. We feel that no consideration has been shown at all from the owners of the business for us or others living in close proximity.
We would like to point out that in the current agreement, Sussex Police stated that they had no objection to the planning application on the condition that it was a 'microbar' where only "ambient background music shall not exceed 75 db (LAeq15min) anywhere 1m from any speaker inside the premises", and that it did not become an A4 class drink establishment. This has not been the case and has clearly been overlooked.
Another point raised in the current agreement is around parking. The planning committee did not foresee the resounding success of this business, which is apparent in the original planning agreement when it was decided that four parking spaces would be sufficient given the small number of patrons it would attract. Again, this is clearly not the case. In the past, the car park has been blocked off for the food vans to access and operate. Irresponsible parking from patrons and the volume of patrons has resulted in the installation of double yellow lines, which in turn is now causing inconsiderate and dangerous parking further down the road. This alone, proves that the business has many more patrons than was originally considered by the planning committee.
No one, certainly not us, wants to see this business close. It has served the community as a meeting place. We simply would like some consideration for how living next to this business has impacted those of us living close by, and we request that the business activities are reined in to comply with the original and current planning agreement, to a situation that would serve the whole of the community and not just those patrons that can wander off home after having enjoyed the facilities.
How this business operates, clearly has had an impact on us and those living in close proximity to the premises. We have, to date, shown a certain level of tolerance towards noise, given that this is a community hub. However, it's clear that the original planning agreement has not been respected or adhered to. There are claims that this business needs extended opening hours and more

seating to be able to survive increased running costs. We question the validity of this as it has been a hugely successful new business. The very tidy profits are available for public viewing as evidence for all to see if they wish to view the facts. If business owners choose to expand their profitable company, this is their prerogative but should not be at the expense of nearby neighbours who have to live with the results.
The definition of a microbar is a premises where people can meet to enjoy ales and conversation without the intrusion of music and entertainment. To point out yet again, the premise of this business in the original planning agreement was based on it operating as a microbar, not a pub, which if these amendments to the existing agreement are agreed, makes this business officially a pub that attracts many visitors from out of this area as well as locals.
We have also had to accept that, our home being attached to this business, is likely to de-value our property and reduce the number of potential buyers in the future should we wish to sell. There is also insufficient soundproofing between our properties, which has not helped the issue of noise intrusion.
In our view, when the current planning agreement has not been adhered to, this should be enforced, rather than rewarded with the subsequent amendments.
For us, this is about considering the community as a whole, not just a section of the community. I feel to point out that those in support of the applications that have been submitted, do not live in close proximity and are likely to be completely unaware of the sound levels, as they are contributing to it and not living next to it.
The owners have already (in advance of the outcome of this latest planning request) installed additional seating and made the shop area smaller. For the last two years there has been food preparation on the premises, music, live performances, and TV sporting events, again, all contravening the planning agreement. The fact that the current agreement has been ignored demonstrates a lack of respect and a level of arrogance with regards to the planning agreement, as well as all neighbouring residents.
It has been claimed that the shop does not provide adequate revenue to keep the business afloat, which of course is going to be the case when the bar area far outweighs the area of the shop and the whole focus is placed on alcohol sales.
We simply request that this business is reined in as it has become out of hand considering what it was originally intended to be. Again, this is a residential village setting and the views of those living in close proximity, who are impacted by the regular noise, activity, inconsiderate parking (to the extent of double yellow lines being installed), should surely be listened to and taken into consideration.
Yes, enjoy this community hub but not at the expense of others in the community who live next to this business and suffer the fallout. Agreeing to this latest application means more people, more activity and more noise. It simply isn't necessary and it shows complete disregard for us and our neighbours, who are also impacted.