Seagulls
20 Kings Walk, Shoreham-by-Sea, West Sussex BN43 5LG

Adur & Worthing Councils
Planning

27/04/12

Ref Application AWDM/0161/12
Retrospective change of use of Angling Club building to artist studio
Clubhouse Rear of 21 Kings Walk Shoreham-By-Sea West Sussex

Dear Sirs,

I strongly oppose the change of use from a club to a Business Premise. This is in the middle of a residential development; and whilst it is acknowledged, the Environmental Agency have a storage facility and offices nearby; these are a tolerable level of non-residential use of the land, as this is for the common good of all beach residents.

The proposal to create a new business premises in place of the angling club is wholly inappropriate. I'm sure that the applicant with the assistance of any local estate agent could have easily found a suitable industrial unit in which to carry out her business. The proposed business will create unacceptable noise nuisance and danger from the machinery and materials used in the manufacturing processes necessary to provide the services she already advertises on her web site. There will also be increased traffic; deliveries; collections and visiting clients as well as staff vehicle parking as indicated which will cause obstruction to the free movement of all residents using this access. For this reason the opportunity to object via this notice should have included all properties that use this access and are therefore affected by the change. I am concerned about the undeclared hazardous materials LPG cylinders to name one (which are known to be stored in the building), and am left to wonder what other omissions have been made. I note that no provision to remove waste is being made; I assume that she will continue to make use of nearby domestic bins.

There are significant lies and omissions and many confusing alterations in this application, "couldn't contact the owner." It took me one phone call to an angling shop to establish ownership and one email to confirm. The owner has told me that the council are already in procession of a copy of land registry documents. For these reasons alone, this application should be refused.

There are many business premises for sale or to let in the area but the appeal of this unit is it was – free! Clearly no proper attempt has been made to contact the owner but

presumably she has taken some legal advice which suggested the newspaper advert as a demonstration of her effort to locate the owner! This is not the action of a desperate homeless individual seeking shelter but one of an opportunist business woman seeking to establish a business for free at the expense of the owner and using the council to legitimise her activity.

In January 2011 I was witness to the breaking and entering of the premises by persons later to be identified as the applicant, and others. I reported to the police that I was witness to persons removing property from the fishing club and loading the same into a van. I provided the police with the registration of the van; but no action was taken and I was assured that she was running a club!

I am surprised that the council are even considering this application, the applicant is a squatter with no permission by the owner to occupy the building, clear the property or apply for this change of use, but who is so confident that she is already manufacturing and trading illegally from the site even establishing a web site - http://annastainedglass.co.uk/ advertising this as her permanent business address.

It is my hope that this proposal will be refused and the applicant prosecuted for carrying on an unlicensed business from the premises; that the "change of use to business, "should not be considered now or at any future period.

Regards,



M. J. Ferguson.

son