135-137 South Street, Lancing, West Sussex BN15 8BD

1 message

Tony King < > 29 October 2021 at 19:04
Reply-To: Tony King < >
To: planning@adur-worthing.gov.uk

Your Reference: ADC Ref: AWDM/1398/21

28 October 2021

FAO: Hannah Barker

By email: planning@adur-worthing.gov.uk

Dear Madam,

Ref: 135-137 South Street, Lancing, West Sussex BN15 8BD

With regard to ADC's letter of 7th October 2021 on the above premises and the 'Planning Application on Advertisement consent etc.', in response we would comment thus:-

1. **Planning policies/applications**

'Advertisement consent for 7 no. fascia signs etc etc' is just ADC's sop to push through not a planning application for consent on advertising, but its consent for the change of use of premises. No guessing who gave the go ahead for works to begin! Works to the above premises are already well advanced, with a view we understand to 'open before Christmas' according to the workmen. The businessman, who has taken over the premises, would not spend copious amounts of money on refurbishing the property unless he is sure it's a 'done deal'! Even the shop's competitor at the end of South Street has increased its opening times to 10pm!

A planning application for 'change of use' surely should have been submitted to the Public BEFORE any works started?

2. **Previous Decisions**

Local residents should have been notified of any previous ADC decisions concerning the site.

3. **Highway safety, traffic and parking**

All three are in jeopardy. South Street is a busy arterial road, particularly used by heavy haulage vehicles. It links the A259 Coast Road to the A27 and is often used for diverting traffic away from an accident that can occur on either road. Parking spaces at the southern end of South Street are already at a premium. The public illegally park in front of the Roffey flats, double park in front of Chelmer House and park across its garage entrance thus denying access. Unlawful parking would only increase.

4. **Noise, disturbance, traffic and smells**

For persons with a scrap of intelligence, it goes without saying that increased usage i.e. access to, parking by or in front of the rear garages, drop off of deliveries/food cages to the front/rear of the premises will create inconvenience, noise, smell and rubbish, nor a pleasant outlook to residents living above, opposite or adjacent to the proposed premises.

5. **Design, appearance, materials, character**

As works are already well advanced, this is a moot point.

6. **Overlooking, loss of privacy and light**

The residents will certainly have their health, safety and privacy invaded. No amount of CCTV can prevent personal harm. A case of ... 'Oops, too late a crime has just been committed! ' CCTV can only record it after the fact! Currently South Street's shops close at 6pm. Late night stores are vulnerable to crime.

7. **Effect on trees**

We feel sure the air/trees/shrubs in the area are already affected by the volume of air pollution.

8. **Effect on listed buildings and conservation areas**

We feel sure the fabric of the existing buildings is already affected by the volume of air pollution.

Yours faithfully

A R King