# Fwd: AWDM/0321/24

1 message

**Planning -** <planning@adur-worthing.gov.uk> 20 November 2024 at 17:21
To: Planning - <planning@adur-worthing.gov.uk>

---------- Forwarded message ---------
From: **Rowan Chislett** <rowan@mtcplanning-design.co.uk>
Date: Wed, 20 Nov 2024 at 16:06
Subject: AWDM/0321/24
To: Jo Morin <jo.morin@adur-worthing.gov.uk>

Good afternoon Jo, I hope you are keeping well. MTC understand that you are the case officer for the above applciation. The owners of the neighbouring Burlington Hotel has asked MTC to raise an objection on their behalf. We would like to raise the following points:

The owners of the Burlington Hotel are somewhat bemused that this applciation has been submitted as it seeks to erect railings and gates on land that in places extends onto lands owned by the Burlington Hotel. It is noted that the Imperial China restaurant does have a right of way over this land. No notification has bene served on the Burlington Hotel.

Recently the owners of the Imperial China restaurant set out in great detail objections to planning applciation ref: AWDM/1485/23 (proposed extension to the Burlington Hotel) which originally included the installation of rear entrance gates and metal railings. The Imperial China restaurant objected to these features as their agent noted;

*These elements would fully segregate and physically separate the current open shared access arrangement within the rear service area that is currently enjoyed by and legally available to the Imperial China restaurant. Access to and across this area is crucial to the ongoing and successful operation of the very successful restaurant business. The owner of the Imperial China restaurant has a full legal right to and across this joint service area. This*

*element of the proposed scheme is not, therefore, acceptable or lawful.*

The owners of the Imperial China noted that full access across the entire rear entrance is required… '*for operational reasons. Without this and with the use of this area not being available, the future operation of the restaurant business would be put at serious risk. The Council will wish to support local businesses, rather than work against them and this proposal is contrary to that aim.'*

It is clear that the above observations can be equally raised against this applciation, showing an inconsistency with the Imperial Chinas' approach to the rear driveway serving the Burlington Hotel. It is noted that the concerns raised by the Imperial China were considered serious enough for the applciation to be called by a local councillor to planning committee and the fencing to the rear of the Burlington Hotel was removed form that applciation. At the

planning committee to determine applciation ref: AWDM/0321/24 great emphasis was placed on the importance of the accessway to the rear of the Imperial China and Burlington Hotel to ensure, initially, construction traffic can gain access to the Burlington Hotel construction site, and then once competed the roadway was as wide as possible for fire appliances access to the site. The planning committee was extremely clear that they wish to support local business and the fire safety within existing business buildings. The proposals contained within this applciation does not meet that criterion. As such we respectively ask the local authority to consider this submission carefully and consistency to this applicant's own views.

Kind regards MTC on behalf of the Burlington Hotel

**Rowan Chislett** RIBA
for and on behalf of
**mtc** planning and design ltd

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