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Contact: Keith Morgan

John Andrews Ltd
'Chilcote', Threals Lane
West Chiltington
PULBOROUGH
RH20 2RF

Our ref: ADC/0124/09

Your ref:

Date: 7 May 2009

Dear Mr Andrews,

West of 2 Brighton Road, Lancing: Retrospective application for temporary staff car park (for 3 years) (ADC/0124/09)

I refer to the above application.

I have received several letters of representation querying the need for the car park to be retained for a period as long as 3 years, as the extensions to Drumconner appear likely to be completed well before then. The Parish Council ask for any approval to be limited to one year.

I should be grateful if you would explain the reason the car park is needed for 3 years and whether your client would be agreeable to a shorter period.

Also, I should be grateful to receive your response to the Environment Agency's letter (which they have copied to you) in respect of exact details of the material used to construct/surface the car park and what methods could be used to prevent any contaminants running-off onto the beach.

I also attach a copy of the response from WSCC for any comments you may wish to make, together with a summary of all the representations received.

Yours sincerely,

Keith Morgan
Planning Services Manager

Consultations and Representations

West Sussex County Council: No objection subject to conditions requiring the provision of pedestrian visibility splays either side of the access and requiring the access to be closed immediately upon completion of the extensions and refurbishments of Drumconner Rest Home.

Environment Agency: No objection to the grant of planning permission subject to the applicant ensuring no contaminants run onto the beach. Comment that the development should have had Byelaw consent as it is part of the sea defences and they reserve the right to remove the construction if access is required for beach maintenance. Also, the surfacing material may have required their authorisation depending on its origin.

Lancing Parish Council: Considers a 3 year period of use excessive; a one year temporary permission would be more appropriate.

Third Parties: 4 letters have been received from residents at Flats 6, 23, 24 & 49 Milford Court, one of whom owns the 3 beach huts nearest the site.

- the site has been covered with asphalt/tarmacadam and its use for car parking in direct proximity to the beach detracts from recreational use of the beach, with beachgoers suffering extra car noise and car fumes whilst relaxing there in the summer months
- although the beach huts are not directly adjacent, they are close by and the owner of the nearest ones states that his family, during the occasions they have used the huts so far this year, have already suffered the results of being close to a car park
- it amounts to being expansion of a commercial enterprise onto the beach
- the site is uncontrolled and will become a free-for-all; the access is ungated and without any height barrier, thereby allowing access by other people. It is already being used in the evenings by people bringing their dogs to the beach by car and could be occupied by travellers
- use of the access causes a hazard for pedestrians (including children), cyclists and wheelchair users using the footpath and cycleway; they have been observed having to go onto the heavily-trafficked road to avoid cars exiting the site without due care (probably driven by casual users rather than staff).
- cars entering the site from the west cause a particular hazard as they have to cross the central road markings, thereby impeding the flow of traffic, as well as having to cross the cycle lane.
- a permission for as long as 3 years is unjustified as the extensions to the Home appear nearly completed and it may well result in the temporary car park forming the subject of the present application becoming permanent, especially if Drumconner obtain permission in the meantime for further extensions thereby reducing parking space on that site
- if permitted, it should only be for a very short period (until 31 May 2009 is suggested) to allow completion of the extension to Drumconner and return the site back to its original condition as beach pebbles and vegetation; and this must be enforced.