

Dear Sir/Madam,

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

Comments were submitted at 09/03/2026 5:46 PM from Mr Ian Hastie.

Application Summary

Address: Shop Salvington Hill Stores Salvington Hill Worthing West Sussex BN13 3BE

Proposal: Application to vary Condition 4 of approved AWDM/0874/25 to allow extended opening hours for the external seating area from 08.30am (changing from 11.00am) ORIGINAL DESCRIPTION: Amendment to approved application AWDM/1079/20 (for Partial Change of Use from A1 (retail) to A4 micro-pub; internal reconfiguration to include accessible WC, cold room, counter space and barbershop). Amendments to include, extended opening hours, use of television, pre-prepared food provision. Proposed new canopy over external seating area, provision of live acoustic music within premises and parking for mobile catering van within the forecourt. Part retrospective consent for retention of canopy over external seating within the existing licensed area.

Case Officer: Amanda Haslett

[Click for further information](#)

Customer Details

Name: Mr Ian Hastie

Email:

Address: 35 Furze Road Worthing West Sussex

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

- Loss of General Amenity
- Other
- Privacy Light and Noise

Comments: I object to this application for the following reasons:

The applicant/operators of this business only obtained a revised planning consent on 21 January 2026, and yet within the space of a few weeks, they are seeking a revision to this consent because they don't like the conditions that were attached to the last approval. Indeed, the applicants are already operating the business in breach of these, because they clearly consider that planning conditions do not apply to them and can be ignored.

I consider that the previous planning decision in January is flawed, and that decision should be revisited because it contained highly misleading information in the supporting document prepared by the Council's planning officers.

This document stated that the Council's Parking Service Manager had advised that between January 2023 and December 2025 enforcement officers had visited 302 times, observed 12 offending vehicles, and that 7 penalty charge notices had been issued. It thereby implied that there was not an issue with illegal and dangerous parking by the customers of this business.

These figures are misleading because they relate purely to Salvington Hill, which covers Swandean hospital at the bottom of the hill, and they do not include Furze Road, where the vast majority of parking issues caused by this business have occurred. Illegal parking has only occurred since March 2025 following the introduction of double yellow lines at the top of Salvington Hill, and Furze Road.

The business is in a residential area, and because of this, conditions were attached to the previous consents to ensure that the business would not cause any unacceptable detriment to the amenity of residents of adjacent properties. In this respect the Council's Environmental Officer submitted a report dated 30 September 2025, which made a number of recommendations to protect the residents of adjacent properties. One of these was that the outside seating area should not be used before 11 am.

At the planning hearing on 21 January 2026, it was clear that the members of the planning committee had not read, or were even aware of this report, and indeed the report itself could not be located during the planning hearing. Consequently, the recommendations contained within it were not considered at the hearing prior to a decision being reached, and were subsequently largely disregarded.

Recent noise levels have been unacceptable particularly on Saturday 28 February when a karaoke night was held at the business. A complaint was made, and a confrontation ensued between one of the operators of the business and a neighbour, resulting in this neighbour being intimidated, and being made to delete evidential phone recordings. Additionally, there has been an excessive level of noise caused from a generator used by one of the catering vans.

These incidents have been reported to the police, environmental health and planning enforcement.

Whilst the consultation response from Sussex Police in respect of this latest application does not raise any objection per se, the police state that their main concern is the effect that any changes have on the amenity of neighbouring properties.

The police go on to state that it is up to the applicant to ensure that this is managed appropriately. However, this has not happened in the past, and the applicants have not engaged with any immediate neighbour who does not support their plans.

I therefore object to any further variation or relaxation of the existing planning conditions attached to this business.
