



Arun District Council
Arun Civic Centre
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13th May 2021

Susan Olford
16 Crophorne Dr, Climping
Climping
BN17 5GG

Case Officer: Mr N Crowther
Telephone: 01903737500 Ex 37839
Email: neil.crowther@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: CM/16/21/PL
Site Address: Bairds Farm Shop, Garden Centre Crookthorn Lane Climping BN17 5SN
Description of works: Convert existing on site storage to picnic area with fast food Cafe. This application may affect the setting of a Listed Building. This application is in CIL Zone 5 (Zero Rated) as other development.

Thank you for your internet representation made on 12th May 2021 which has been recorded as an objection with the comments as follows:

OWPC36080

Reasons to object to the Application for a Cafe including a drive-through facility.

1. There is one entrance/exit - to the site which also includes an aquatic shop, camp site, and dementia home. Too many varying vehicles using one space which will include slow moving, long and/or wide caravans. This space will include queueing vehicles for the drive through, and parked vehicles for shopping. It spells congestion.
2. The entrance/exit is directly onto the A259 which is already considered by WSCC an unsatisfactory junction particularly for vehicles turning across 2 carriageways of the 259. A drive-through cafe makes many more vehicles travelling east & west, subsequently turning in and out of the site.
3. The entrance/exit is close to the junction with Clymping Street which is already considered dangerous if turning east across 2 carriageways.
4. There is proximity to a proposed dementia home which would be affected by noise and smell.
5. The site is close to and affects a Listed Building. Visually not in keeping with the surroundings of a listed building, or the properties on Clymping Street
6. Cafes and their waste attract vermin, large waste bins are unattractive in a rural village, and inevitably there is noise and smell associated with this type of outdoor facility particularly with respect to the listed building and the dementia home.
7. Take away cafes create litter. It is litter that the cafe itself cannot control. History shows us that packaging litter is thrown from car windows without care for the environment. Food packaging will be taken to Clymping beach and become litter on the roads, car park, sand and shingle. Once on the sand and shingle it will pollute the seas which the world is trying to clean up. Let us not make Clymping part of the problem.

For the major reasons of traffic issues and pollution (litter, noise, light and smell), I strongly object to this proposal.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.