



Arun District Council
Arun Civic Centre
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17th August 2021

clymping Parish Council
25 Fittleworth Garden
bn16 3ew

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@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/43/21/DOC
Site Address: Bairds Farm Shop Crookthorn Lane Climping BN17 5SN
Description of works: Approval of details reserved by condition imposed under CM/16/21/PL relating to conditions 6-details of proposed grease trap/separator, 7-extraction details & 8-boundary treatments to southern & western boundary.

Thank you for your internet representation made on 16th August 2021 which has been recorded as an objection with the comments as follows:

OWPC39612

Clymping Parish Council strongly objects to this application and urges the Planning Officer to refuse this approval on the basis of Clymping Neighbourhood Plan Policy CPN that requires:

- Proposals not to impact the amenities enjoyed by the occupants of surround-ing properties. The Grade II listed cottage is just 28 meters from the drive through. It is difficult to see how it can be screened from the kitch-en/extraction system as now installed with the noise and disturbance from 06.00 in the morning. There is no sound generation information in the applica-tion. A continuous hum during the opening hours from the motor will be deep-ly unsettling for the residents of the cottage.

The proposed fencing simply will not screen the cottage effectively from the Drive through Caf . It is not an acceptable boundary treatment for the Grade II listed building. This is a serious concern now that we understand the height of the extraction system that was always planned but not shared with the Planning Committee. The height of the extraction unit will guarantee noise odour and disturbance reach the cottage.

- Proposals should not compromise the character of the area. The shipping container itself is not in keeping with the area. The decision CM/40/02 is rele-vant for this site as it was conditional on all containers being removed from the site "In the interests of visual amenity in accordance with policies DEV1 of the West Sussex Structure Plan, GEN7 of the Arun District Local Plan". The extraction system as already installed however is on an industrial scale best suited to a business park not a rural retail site with a single storey wooden shop and listed cottage close by. It completely compromises the character of the local area and gives a better sense of the scale of operation of the caf and drive through. It's hardly "small scale" raising questions of the planning officer assumptions re CM/16/21/PL.

In these regards the application is also contrary to Arun Local Plan Policy EMP DM1 6. a., b., c., and especially clause f., together with 7. b., 7 c.,

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/what-happens-next>.

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/planning-application-search>

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 <https://www.arun.gov.uk/privacy-policy/>

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://www1.arun.gov.uk/planning-application-finder>