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6th January 2022

T Villa
The Cottage
Climping Street
Climping
Littlehampton
BN17 5RG

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/68/21/PL
Site Address: The Bald Kitchen Site of former Bairds Farm Shop Crookthorn Lane Climping BN17 5SN
Description of works: Variation of condition following grant of CM/16/21/PL relating to Condition No 5 - opening hours. This application may affect the setting of a Listed Building.

Thank you for your internet representation made on 5th January 2022 which has been recorded as an objection with the comments as follows:

OWPC42994

I object to the above variation of Condition No. 5 - opening hours following the granting of CM/16/21/PL.

The currently permitted opening hours are:

06:00 - 18:00 Monday - Friday

07:00 - 18:00 Saturday

08:00 - 14:00 Sunday

These opening hours mean that the Grade II Listed cottage adjacent to The Bald Kitchen fast food site is directly adversely affected by the operational noise of the cafe, its customer vehicle noise and pollution, and the strong fast food cooking odours it emits every winter daylight hour, except for between the hours of 14:00 - 16:00 on Sundays. These are the only 2 hours when it is currently possible to enjoy being inside the house in the kitchen/family room with the window blinds open, or outside in the garden without being overlooked by fast food cafe customers in high sided vehicles parked up against the garden fence. During the summer months, the requested extended opening hours would mean that the windows of the property would have to be kept shut and the blinds closed during the hottest time of the day to block out commercial noise and odours, and that it would not be possible to enjoy being outside in the garden during this time, due to the same noise, pollution, odour and lack of privacy issues.

The hours of 14:00 -16:00 on Sundays will also be the busiest resident visiting time for the dementia care home on the land directly behind The Bald Kitchen fast food site. As the fast food cafe shares the same A 259

entrance/exit as the dementia care home, it will inevitably lead to vehicle queuing on the highway in order to enter the site and within the already congested site in order to exit onto this increasingly dangerous stretch of the A259.

The fast food cafe is already open 77 hours a week. Would being open for an additional 2 hours on Sunday afternoons really make a substantial contribution to The Bald Kitchen's operating profit? Whereas being closed for these 2 hours means that the residents of the adjacent cottage would be able to enjoy being inside their home without compromised privacy, and outside in their garden without having to suffer the operational and customer vehicle noise, additional air pollution and cooking odours coming from the commercial site on the other side of the garden fence.

There are several nearby fast food outlets, including the recently opened SaltBox Business Park in Bognor, which have large, safe parking areas, are open between 14:00 - 16:00 on Sundays and do not adversely affect the amenities of local homes. The Bald Kitchen site is ill-suited to its confined setting and out of character with its rural surroundings. Every increase in the hours of commercial activity on this site will have a corresponding detrimental effect on the quality of life of Climping village residents.

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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](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>