



Arun District Council
Arun Civic Centre
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Littlehampton
West Sussex BN17 5LF
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6th January 2022

clympling Parish Council
25 Fittleworth Garden, Rustington
BN16 3EW
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/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:

OWPC43007

Clympling Parish Council objects to this application on the basis that the caf is located just 28m from a grade II listed cottage. This home is already impacted by the noise and odours from the caf every day of the week including until early Sunday afternoons. Extending Sunday trading hours is unnecessary and would increase this impact. The caf and drive-through already have more extensive opening hours than the garden centre. For the Parish Council a major concern remains is the impact it is having on the A259 is contrary to our Neighbourhood Plan. West Sussex Highways felt the existing entrance is adequate and safe as a result of a desk study. There is no consideration of or restriction of traffic numbers. The original application itself was completely silent on the numbers of vehicle movements but a successful drive through run by such popular applicants could well be a major traffic generator; the officers report simply assumes this is a small-scale caf. Exiting the site, visibility towards Littlehampton is in fact limited and there is no restriction to turning right across A259.

In summary, the application compromises the character of the local area (policy - CPN4) and which fails to respond and integrate with the local built environment (Policy - CPN11). It will impact further a grade II listed home and we feel will inevitably lead to highways issues on the A259.

Furthermore, it is noted that the planted screening not in place & the notice to remove car wash canopy not complied with at date of writing.

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>