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Your Ref: OWPC20101
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

8th October 2018

Dear Sir/Madam

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

Two-storey extension to the existing Cafe in order to provide increased internal seating, multi-purpose space, with improved service & food preparation area, disabled access & bike storage.

The Bluebird Cafe South Drive Ferring

Thank you for your internet representation made on 7th October 2018 which has been recorded as '**an objection**' with the comments as follows:

summary, this application (FG/159/18) is to provide a large two-storey extension to the cafe, in order for it to accommodate 70 more customers seated inside and 30 more seated outside. It does not include any plans for changes in parking arrangements.

We are opposing it because it is overdevelopment of a quiet beach and coastal walk spot, which will bring serious parking and traffic congestion problems to local roads and increased risks to pedestrians (and wheelchairs, buggies etc) on the public footpath that shares the access driveway for vehicles

The present capacity is given as 55 seated inside and 80 seated outside. It is claimed that the car parking demand will rise from 23 plus 6 staff to 40 plus 7 staff.. It gives the capacity of the car park as 100 cars.

The Transport Statement (which I had to magnify four times to be able to read on my pc) says the current car park is owned by 'about 8 owners' who have given the users (cafe users and other users) the right to park there.

It also says that the local roads are subject to a 20 mph speed limit and that this and the light traffic provide 'a safe walking and cycling environment, and that there are 'wide verges provided on either sides of the roads giving good pedestrian accessibility'.

It says that extending Pattersons Walk and providing cycle racks will reduce the number of car arrivals.

It makes no proposals for acquiring the car park from its present owners, resurfacing it or marking it out. The plan supposedly showing the exact location and ownership of the car park area does not show either of these things.

This summary is drawn from the Transport Study Report the applicants have commissioned. As you can see it contains many errors. It completely ignores the fact that the car park is quickly filled up on good summer days (or avoided because of its very poor condition) and that traffic parks in Ocean Drive, South Drive, West Drive and other roads, and impedes local traffic including service vehicles and buses. We have photographic evidence of this.

It is very clear to us that doubling the size of the cafe would attract many more customers who live well beyond Ferring (the Cafe is on 'Trip Advisor') and that the increased traffic would be intolerable. We shall be submitting our objection along the above lines, in the next few days. Many of our members (not all, of course) feel very strongly about creating a large magnet for traffic having to drive through, and park in our narrow roads, as well as the change in the peaceful and quiet atmosphere of the beach as it is now, and most importantly could jeopardise our very important bus service if its access is blocked by more parking and increase in road wear, which we all pay for.

Unfortunately it is not possible for the council to respond to each representation individually but your views will be considered before the application is determined and I shall write to inform you of any decision made.

If the application is to be determined at the Development Control Committee and your letter has been received after the agenda has been published, you will not receive a separate letter notifying you of the date of the meeting and the procedures for public speaking. In such circumstances, it is recommended that you track the progress of the application on the website or telephone for further information. Please be advised that any comments received after the the Development Control Agenda has been produced will be reported to the meeting. Please also note that only a small number of all planning applications are determined at the Development Control Committee, most are determined by officers under delegated power.

All representations are published on our website so please make sure your views are clear and only include information that you are happy for the public to view. Do not include personal information or information from third parties unless you have their permission to do so. If a complaint is received that permission has not been given for comments included about a third party, the Council reserves the right to redact/remove all relevant information. Do not include information that is defamatory or breaches equality or other legislation. If you do not wish your comments to appear on the website and on the file, please confirm this in writing and I will arrange for it to be destroyed, although this does mean that its contents will be disregarded. For details of what we do with your personal information please refer to our privacy statement comments on planning applications which is available on our website www.arun.gov.uk/planning-privacy-statements.

In the event of a subsequent written representations appeal, against a refusal of planning permission on a householder application, any representations made on the application will be automatically forwarded to the Secretary of State. Unlike all other types of appeal, there will be no further opportunity to comment at the appeal stage.

Yours faithfully

Neil Crowther
Group Head of Planning