

Alex Williams
51 Ocean Drive
Ferring
BN12 5QP

Your Ref: OWPC20161
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

11th 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 10th October 2018 which has been recorded as '**an objection**' with the comments as follows:

I have a number of issues with the planned changes to the BlueBird Caf , of which a number of these were raised with the owner months ago, who said he would like to discuss with me further. No effort has been made by him to follow up on this so assume he is not interested in his neighbours' concerns.

Firstly, I don't believe that this will look appropriate on a quiet beach area, having two stories will look ugly and out of place.

Secondly, the expansion will generate significant noise and light pollution in my opinion. As above, this is a quiet neighbourhood, the open plan area will have less surroundings to drown out the noise (the current outside area is low down and surrounded meaning the sound doesn't travel). The light pollution from higher up will be unsightly for a large number of houses all around.

Thirdly, I fear for those houses very close to the property who will lose their privacy. From my front upstairs bedroom window I expect that this extension would be visible, and I really don't think it fair that we should be subject to that.

Next, the road network and parking arrangements. This clearly has not been resolved yet, the roads around Ferring are small and struggle with significant traffic. Clearly the purpose of this extension is to bring in more customers and as such will bring in significantly more traffic. These roads have no footpaths already, with a speed limit of 30mph this is a danger to elderly people and young children. Further, the lack of parking available to the caf would inevitably lead to cars having to park on the surrounding roads, as this happens it makes walking along the roads more dangerous as cars zoom past not having full visibility of people who may be behind these cars. The local bus facility that serves South Ferring would also suffer as it struggles to get past increased number of parked cars, a service which offers an invaluable service to the elderly in the community.

I would also have serious concerns for the beach hut owners there, they would not have the same parking availability when they wish to use their property, and would be subject to the noise and light pollution generated.

The increased traffic for the caf would also generate more noise and light pollution around the area, especially in the evenings.

Lastly, I have concerns about waste pollution and the cafes proximity to the sea and Ferring Rife. Given all the publicity about plastic waste damaging marine life, it is worth considering the impact of this project to the Ferring beach, already people consume products bought from the caf on the beach and whilst walking along the Rife, the extension of this could increase the amount of waste pollution being generated. Similarly, for the wildlife that the West Sussex Coast is famous for, this expansion could have a detrimental impact on them - additional noise and light pollution could scare them away, whilst rubbish could harm them and have a lasting detrimental impact on the Ferring beach area.

In my opinion this whole application is clearly wanting to boost profit and overdevelop the site with complete disregard for the neighbourhood (as demonstrated by the complete lack of follow up discussion with me as he had promised). I don't mind a business wanting to grow if thought through and proper plans made to accommodate the changes, but to me, I'm sorry, this is seriously lacking and will undoubtedly cause issues with the neighbourhood if approved, especially given the lack of parking facilities, the additional noise, and around the use of private roads which would be subject to much more traffic, and simply can't cope.

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