

David and Chrissie Ruderman
Spray House
35 Ocean Drive
FERRING
West Sussex
BN12 5QP

Your Ref: OWPC20191
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

15th 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 12th October 2018 which has been recorded as '**an objection**' with the comments as follows:

OBJECTION TO APPLICATION FG/159/18

This application seeks to extensively remodel and increase the capacity of a small coastal cafe situated on the beach at Ferring.

The Design and Access Statement is extremely confusing as there is no obvious statement of the increase in covers expected by the expansion. We think it intends to increase the capacity by around 100 seated customers.

We attended one of the meetings at the Bluebird on the 8th June. Every time a difficult question was raised regarding the car parking and access, we were told that these meetings were for information and not a consultation. The overall flavour was one of dissatisfaction in the room. We were also informed that the owner was seeking to resolve the car parking issue before submitting any application - there doesn't appear to be any change.

This proposal represents over development of a quiet beach and coastal spot.

The application totally fails to recognise that the only road access to the cafe is through the Ferring private road system which is maintained and funded by the residents of South Ferring. The car park and its access are totally inadequate now and cannot support further traffic. It's difficult to see how any emergency vehicles could enter the single track access road on a busy summer day. The overflow from the car park already congests the private roads on hot days and residents try to protect their front verges by using concrete bollards. Parking on the private roads without owner consent presumably constitutes trespass. The roads are managed and maintained by the Ferring Road Scheme Association on behalf of the residents, each household makes an annual payment. The Bluebird Cafe is not part of the Association even though they clearly benefit and earn revenue at the road owners expense by their customers accessing the site via the roads.

The roads themselves cannot support any more traffic particularly since the speed limit was increased from a voluntary 20mph to a statutory 30mph a few years back, many drivers exceed both limits regularly. There are no pavements, no street lights and no white lines on the majority of roads. The wide verges referred to in the proposers documentation are in fact part of the front gardens of the adjoining properties. We assume that there will be a surge in traffic from the developers, additional deliveries and construction traffic. It is also noted that the proposers are suggesting an increase in waste collections to support the business activity.

Ferring Beach and the cafe both are promoted as dog friendly locations on the internet through Trip Adviser. There is already a significant public hygiene issue on the footpaths, beach and around the cafe caused by dog faeces and urine, barking dogs and dogs running loose out of control off the leash. It is almost impossible for residents to use the

beach in the summer months without having to deal with mess and interference from badly supervised dogs. Pattersons Walk and the beach need to be redefined as a dog restricted area particularly during British Summer Time similar to Worthing.

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 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