

Graeme Pidgeon  
12 Oval Way  
Ferring  
BN12 5RA

**Your Ref:** OWPC20267  
**Our Ref:** FG/159/18/PL 19-08-2018  
**Please ask for:**  
Mrs A Gardner

22nd October 2018

Dear Sir/Madam

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

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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

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Thank you for your internet representation made on 20th October 2018 which has been recorded as '**an objection**' with the comments as follows:

*I am opposing this development on several grounds.*

- 1/. The increase in traffic/ parking on the village roads*
- 2/. The increase in noise in evenings and weekends, the cafe currently has licence to have organised events in the evenings. Increasing the internal capacity will mean the venue becomes more attractive to Weddings, Parties and Conference catering. This will mean more late night traffic and noise in the evenings within the quiet residential area. I live 400 m north of the Bluebird and with the prevailing wind, any noise from the venue and the elevated external terrace will and does affect my quality of life. We can currently hear any parties etc at the cafe, the proposal will increase the impact and frequency of this unwanted imposition.*
- 3/. The parking on the local private roads will worsen, with the increased traffic causing nuisance to the residents.*
- 4/. Increased late night traffic will increase noise and disturb residents.*
- 5/. The existing difficulties for emergency vehicle access will be exacerbated. Public transport during the day will be adversely affected.*
- 6/. The change of normal opening hours until 2100 has been crept through and will worsen the above.*
- 7/. The employment figures of current 40 whole time equivalents is doubtful and increasing to 70 wte is clearly erroneous. To justify this, the applicant must anticipate a 75% increase in throughput. The current car park and infrastructure cannot support this. This indicates that longer operating times must be planned.*
- 6/. The deliveries through the village to support the increase in turnover, will be even more disruptive in the early hours. Both with noise traffic and pollution. The damage to road surfaces by LGV and HGV is disproportionately more than that caused by increased car traffic. The existing car park and access route is already in disrepair, increased supply lorry use will worsen it.*

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](http://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