

David Champ
2 Herm Road
Ferring
BN12 5PS

Your Ref: OWPC20324
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

29th 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 28th October 2018 which has been recorded as '**an objection**' with the comments as follows:

Objection to FG/159/18

I wish to object to the above application as it stands for the following reasons:

The car parking will simply be inadequate. Even now the car park is often full which means that the residents adjacent will suffer more inconsiderate drivers parking on their grass/drives. The car park (which is shared ownership) is in a very bad state of repair normally with large ponds of water which are very slow to dissipate, it badly needs resurfacing. The other owners of the car park will find themselves unable to use it. The access road to the car park is single track and already a bottleneck for cars and danger to pedestrians.

Noise. Evening opening hours will mean increased noise on the immediate neighbours and also those living on the access routes.

Increased accident risks. Ferring has narrow private roads with no pavements and no street lighting. More than doubling seating capacity will mean more cars and bicycles using these roads. Living on the shortest route from Worthing via the seafront we already have drivers going too fast along these roads (Alderney Road) the official speed limit being 30mph (not 20mph as stated). If the caf is open evenings there is a much increased accident risk to pedestrians who are obliged to walk on the road. There is a blind bend on Jersey Road which is an accident spot waiting to happen.

Road maintenance. Residents are responsible for the upkeep of the road fronting their property. Most residents pay for the upkeep of the road via the FRSA. "Enhanced contribution to South Ferring road maintenance - " is only an aspiration, and we all know what that may imply after plans have been approved.

Most of the eco-friendly benefits seem to rely on increased cycling. The application proposes (stated twice) to "Encourage visitors to ride to caf and beach". A laudable aim and the provision of cycle racks is all very well but cycling is forbidden on Pattersons walk and across the green from the West, though cyclists almost without exception ignore this rule endangering pedestrians.

From the above reasoning the applicant's alleged benefit of "Release (sic) strain on local infrastructure" is in my view false and I request that the council ask the applicant to justify

this claim. ("Incremental curricular diversification" also need to be explained in this context!)

In summary this an over-ambitious plan and would be an overdevelopment of the site based on its location. Unlike the Sea Lane Caf , the Bluebird Caf is simply in the wrong place.

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