

Mrs Linda Nicholls
9 Foamcourt Waye
Ferring
Worthing
West Sussex
BN125RD

Your Ref: OWPC20334
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

30th 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 29th October 2018 which has been recorded as '**an objection**' with the comments as follows:

Ferring's narrow, unpaved and unlit roads, which are maintained by contributions from residents, cannot cope with any more traffic.

If the capacity of the cafe is to double how can the volume of traffic also not increase.

More traffic including contractors' vehicles means more damage to the roads which RESIDENTS pay for.

Pedestrians, wheelchair users, pram/pushchair users, dog walkers HAVE to walk on the road because there are no pavements.

Grass verges are private property, in any case not suitable for walkers - apart from anything else many have verge protectors and are wet and muddy at times, and vehicles should not expect pedestrians etc to jump aside onto verges to avoid being struck by a car.

The so called "car park" is in fact private land and generally badly maintained. The recent filling in of very large holes often full of water was done just prior to the development application being submitted. The "car park" is often full to capacity now and cars park on the local roads making them even more hazardous for pedestrians, not to mention buses, refuse collectors and emergency vehicles. The poor maintenance of the "car park" also means that many vehicles park on the local roads because they don't want to damage their cars or park in a large (to the point of being a mini lake) puddle.

The access road to the "car park" is also poorly maintained (again recently patched prior to this application) and a heavy weed infestation along both sides makes it difficult for pedestrians etc to step aside to let cars pass.

The access road is too narrow for two way traffic, which often has to back up and so blocks the approach roads. The entrance is on a blind bend with vehicles coming from the east (cannot see into the access road), the north (can see the access road but not what is coming from the east) and the south from the "car park" (cannot see what is coming from the east).

There are mistakes in the application, e.g. the speed limit is 30 mph and the verges are not public rights of way.

At the presentation by the cafe which I attended the offer of free use of the facilities by charities and local organisations was for off peak times. However because of a greater covered area there will not be many off peak times.

Facilities for cyclists may sound attractive but Pattersons Walk, Kingston Gorse and the east side of the Rife are footpaths, not cycle paths. Cyclists already ignore this fact causing a danger to walkers.

A footpath from Pattersons Walk to the cafe also sounds attractive but I can't imagine where it would be sited. In front of the beach huts? behind the beach huts? immediately

behind the houses? behind parked cars? None of these options seems feasible.

The cafe already causes Ferring residents many problems, nuisances and hazards. It is unfortunate that its location is not conducive to it coping with so many people and vehicles now, let alone an increase to the point of doubling the numbers.

An increase in capacity and covered areas could also attract more evening events meaning more traffic on the unlit road, more noise and a greater nuisance especially to those properties in the immediate area.

Please refuse this application.

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