

Mr. R Buttifant
2 Ferring Close
Ferring
Worthing
BN12 5QT

Your Ref: OWPC20336
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:

This plan for the expansion of the cafe, to substantially increase its capacity, takes little or no account of the effect that this will have on the area and the local community. The area is a natural magnet for people from miles around and of course the majority of visitors arrive by car in increasing numbers. To say the least, the roads and limited parking in the 'car park' are under considerable pressure every day and the problems created by traffic descending on this corner of the village on busy days gives rise to congestion, inconvenience and risks to pedestrians.

It should be noted that the 'car park' is a shared amenity serving not only the cafe customers but also the users of 60 beach huts on the same site, residents backing on to it and casual visitors who come to enjoy the quiet beach and coastal walks without visiting the cafe. The off street parking is very limited; the stated 100 car capacity is questionable, and is quickly taken up at the best of times. This leads to cars being parked on the narrow roads round about; roads which are barely wide enough for two way traffic, which are bus routes, without pavements with blind corners, road junctions and driveways.

It is somewhat galling for local residents, who pay for the upkeep of these un-adopted roads to be denied reasonable access and to be regularly inconvenienced by the extent of overflow parking. It should be noted also that the speed limit, contrary to the wishes of local residents, is 30 mph not the 20 mph stated in the Transport Statement.

Ferring is not a massive seaside resort and its charm lies in the rural aspects of its location with coastal and country walks. The proposal would amount to unnecessary over development with increased risks to pedestrians, increased traffic congestion and greater inconvenience to residents locally.

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