

Roderick & Isobel Edwards
Kingston House, Gorse Avenue
Kingston Gorse, East Preston
Littlehampton
West Sussex
BN16 1SF

Your Ref: OWPC20481
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

9th November 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 8th November 2018 which has been recorded as '**an objection**' with the comments as follows:

The building planned is large and would dominate the area turning it from a residential to a commercial one.

Currently the parking area serving the cafe and beach huts is barely adequate frequently being full by midmorning. Any increase in the size of the Bluebird cafe would inevitably mean more cars which would be forced to park on the residential roads of South Ferring and Kingston Gorse. The Kingston Gorse roads are privately maintained by the residents and policing them to comply with our no parking policy would be difficult and costly.

The takeaway aspect of the cafe already causes litter problems with food containers and plastic cutlery being dropped on the greensward, deposited in our hedgerow and thrown over the fence into our property. Any increase would further spoil the area and increase the risk of vermin and foxes.

We are aware that only the building proposed is under consideration but such a building, two storey with a multifunction area looks very much as if it is intended to be an entertainment facility and raises the spectre of Mr Garrett laying the groundwork for fulfilling his previous ambition to replace his daytime beachside cafe which closes at 18.00 with an entertainment and function suite open in the evenings with music and alcohol served until late hours.

We feel that the proposed development is totally out of character with the locality and would spoil the tranquility and beauty of the area.

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