

Gilean White
4. Ocean Drive,
South Ferring
BN12 5QJ

Your Ref: OWPC20522
Our Ref: FG/159/18/PL 19-08-2018
Please ask for:
Mrs A Gardner

12th 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 9th November 2018 which has been recorded as '**an objection**' with the comments as follows:

Bluebird Cafe

Lying within Ferring Parish the Bluebird Cafe seeks to increase the size of the current premises with this planning application.

In 2012 Ferring Parish produced a Parish Plan in which it comments as follows:

1. This Plan therefore sought to "provide for a balanced community where young families can live happily alongside the early retirers and both can enjoy the peace and beauty which our older residents have valued for many years. Conserving that relaxed and attractive environment certainly imposes restrictions on redevelopment, road widening, public transport, street lighting, surface water drainage and other facilities which town-dwellers take for granted. On the other hand, the village cannot be preserved exactly as it is now - it must develop to meet the needs of its people."

Currently the cafe accommodates 135 (55 inside and 80 outside). Apparently the proposal is to increase that figure to 230, a 74% rise.

PARKING AND VEHICULAR ACCESS

Access to the beach and cafe by car has to be via a single-track walled lane to the carpark from the corner of West Drive and South Drive. This lane is already an extremely dangerous pathway for pedestrians and cyclists.

The Transport Statement commissioned by the applicant mentions that the Car Park is owned by about 8 owners and there is no mention of acquisition or agreement to repair and maintain the surface which requires major improvement. Presumably this would need drainage arrangements and would need to lead to line marking and the potential of charges.

Once the car park is full, many Bluebird Cafe customers park on narrow Ferring Roads. Some park on these roads to avoid the car park condition and congestion. The transport statement fails to acknowledge that the beaches and coastal walks are also a facility for all and the parking arrangements need to account of this.

The Transport Study Report inaccurately suggests that the roads are/will be subject only to 'light traffic' and together with wide verges would provide a safe walking and cycle

environment. As there are no pedestrian pavements in this part of Ferring and the verges are house owner maintained in a variety of ways with parking bollards, trees and garden and in-line with driveways, an overspill house parking space, clearly this is not a safe walking and cycling environment..

The proposal's increased customer levels also raises the issue of Fire, Ambulance and Council Services who need unimpeded access both to the Cafe and beach area.

NOISE

The open beach environment in front of the cafe already gives rise to noise travelling considerable distances and echoing.

As the cafe has become a dog haven, the barking of dogs issue is likely to increase.

Noise will continue into the evening with 'customers' partying outside and on the beach.

There are already issues with the current late Licence for functions with music and noisy partygoers and such issues will continue every weekend if a late or later licence and later opening times are granted in the future.

Excerpt from the Ferring Parish Plan 2012:

- . a balanced community where young families can live happily alongside the early retirees and both can enjoy the peace and beauty which our older residents have valued for many years. Conserving that relaxed and attractive environment

There is little evidence that the proposer has any intention to support the Parish Plan's sentiments.

E&OE 08.11.2018

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