

From: Anita Gardner

Sent: 08 November 2018 15:05

To: Planning.Responses

Subject: FW: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension (WSCC Additional comments)

Please treat as an additional consultee response

Anita Gardner | Principal Planner, Directorate of Place, Arun District Council | Location: First Floor, Arun Civic Centre, Maltravers Road, Littlehampton, BN17 5LF

Internal: 37529 | External: +44 (0) 1903 737529 | E-mail: anita.gardner@arun.gov.uk

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Save the environment - think before you print.

From: [REDACTED]

Sent: 08 November 2018 14:39

To: Anita Gardner

Cc: Steven Shaw

Subject: FG/159/18/PL - The Bluebird Cafe, South Drive, Ferring - Two storey extension (WSCC Additional comments)

Afternoon Anita,

Just to clarify a couple of points I thought it would be best to email over an additional note from WSCC.

The precedent of the café in planning terms has already been accepted. The proposed extension is not considered to give rise to a scale of trips that could be considered severe in terms of paragraph 109 of the National Planning Policy Framework (NPPF). It is also not considered that the size of extension or extra trips associated with it would justify an objection on unacceptable safety grounds.

Reference was made to Private Roads, this should have been Private Streets. However both are not maintained by WSCC and are owned and managed by private individuals/management companies. Any parking management or parking restrictions are therefore a private matter. With regards to Private streets these are defined as non-maintained (by WSCC) streets that the public have a right of access over, they are also not gated. WSCC are responsible for ensuring that private streets are accessible to the public but not for their maintenance. In terms of assessing the planning application WSCC has a duty of care in relation to private streets to ensure that no unacceptable highway safety issues could be caused. In this instance this is not considered to be the case. As stated within the Highway Response the parking impact of the development is not considered to warrant a refusal on transport grounds but Arun as Local Planning Authority should consider this from an amenity perspective.

Kind Regards,
Emma

Emma Avis |Planner, County Highways (Development Management), Planning Services
Ground Floor Northleigh, County Hall, Chichester PO19 1RH

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