

16th 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 15th November 2018 which has been recorded as '**an objection**' with the comments as follows:

Kingston Parish Council objects to the application for the following reasons:-

The site is:

- outside the Built-Up Area,*
- in a sensitive location - being adjacent to the countryside, the Ferring Rife and a Site of Nature Conservation Interest (SNCI) and located at the edge of the foreshore.*

The application:

- is contra to the Countryside Policy C SP1 of the Local Plan*
- is an overdevelopment of a quiet beachside cafe into a much larger facility.*
- will be visually out of character with the foreshore, coastal and countryside walk and would also adversely impinge on the view from the beach toward the South Downs National Park.*
- will interfere with the quiet enjoyment of this natural area by visitors and residents*
- will, when open after dusk, create additional light pollution at ground and first floor level*
- will create noise nuisance for local residents particularly when evening events are held*
- will add to the problems of on-street parking both in Kingston and Ferring. During busy times the car park is already often full and this is before the proposed increase in visitors to the cafe*
- will add to the existing hazard for traffic and pedestrians. Vehicular access to the car park is via a narrow entrance way and is shared by a public footpath. This creates a hazard for vehicles and pedestrians as there is insufficient width for two cars to pass each other and its access is onto a sharp corner at the junction of South Drive and West Drive with restricted visibility. The car park (the surface of which is not regularly maintained) is not for the dedicated use of cafe customers but for all, such as walkers, beach hut owners and beach visitors, and this use by others needs to be retained and accounted for.*

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