

Mr and Mrs D. Gambrill
37 Links Avenue

PO22 7BL

Your Ref: OWPC11624
Our Ref: FP/245/16/PL 02-11-2016
Please ask for:
Richard Temple

21st December 2016

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Retention of mixed use C3 (residential) and Sui Generis/Community open house as a personal permission with existing sheds to front garden - Resubmission of FP/171/16/PL.

Olive Tree Cottage 40 Links Avenue FELPHAM

Thank you for your internet representation made on 21st December 2016 which has been recorded as '**an objection**' with the comments as follows:

I object to the proposed planning application from Olive Tree Cottage as outlined in Planning Application FP/245/16/PL.

Arun District Council refused planning Application FP/171/16/PL earlier this year. This appears to be a re submission of that original application with the only difference being the reduction of business / opening hours by one hour per day and closure on Sunday. I understand that any grant approval would only apply to the owners currently running this business.

Olive Tree Cottage is advertised on the Internet as a Community Organisation, Playground and Caf . The location of this business is in a residential area and, as such, is out of keeping for the local environment. The Caf does have an unacceptable and adverse impact on the immediate neighbours and the wider local community. It might have an adverse affect on the four local Caf s in Felpham.

No objections were raised by residents in earlier planning applications submitted by the current owners for the extensions to their property for the benefit of their children. It would now appear that these alterations and extension are for the use of the general public and that Olive Tree Cottage is run as a Caf for anyone who wishes to use it. The current arrangement and use of the front area / garden and its activities are no longer that which would be used by a residential family.

Environmental Health have suggested that there should be a limit on the number of covers allowed to use the Caf at anyone time. How will this be policed and by whom? People do go outside of the premises to smoke (and discard butts on the ground). Does this mean that there can be a rotation of people congregating outside whilst others use the facilities of the Caf and Playground? This arrangement would generate even more noise pollution and have a detrimental affect on the local character of a residential area.

Whilst the applicants have reduced their opening hours, this still does not help with the character of the largely residential area. Any number of people may come and go during the day. As long as numbers inside the Caf are kept within approved guidelines, there could be many more than twenty people using the Caf during the day and large numbers will have an adverse affect on the environment.

In addition to the daily opening hours as applied for in the application, Olive Tree Cottage

advertises evening sessions for various groups. Olive Tree Cottage also advertises on the Internet various items for sale, including large items of furniture. This would appear to be a commercial enterprise run from a residential property. This involves large vehicles both delivering and collecting furniture.

Your views will be considered before the application is determined and I shall write to inform you of any decision made.

Please be aware that if the application is to be determined by the Council's Development Control committee and your letter has been received at a late stage after the Agenda has been published you will not receive a separate letter notifying you of the date of the meeting and procedures for public speaking. In such circumstances it is recommended that you track the progress of the application on the Council's website or telephone the Council for further information. Please be advised that any comments you make that are not included within the Committee Agenda will be reported to the Members of the Development Control committee. Please also be aware that only a small number of all planning applications received go to the Development Control Committee. Most are determined under delegated powers by Officers in which case your comments will again be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish details of your comments on the internet on the Arun District Council Planning section. Please ensure that you only provide information that you are happy will be made available in this way. If you supply information belonging to a third party, please ensure you have their permission to do so. If you do not wish your comments to appear on the 'open file' please confirm this in writing and I will arrange for it to be destroyed although this means that its contents will then be disregarded.

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

Karl Roberts
Director Planning & Economic Regeneration