

Mr P Taylor
26 Links Avenue
Felpham
West Sussex
PO22 7BX

Your Ref: OWPC11663
Our Ref: FP/245/16/PL 02-11-2016
Please ask for:
Richard Temple

3rd January 2017

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 23rd December 2016 which has been recorded as '**an objection**' with the comments as follows:

Although this application has reduced opening hours when compared to the previous application. The issues raised against the previous application still remain. This is a residential road, and the application is for a commercial enterprise, although with a different title. The services offered are commendable, but the property does not have the usage for such a venture, and this must be due to the fact the street was always to be for residential purposes only.

The increased number of vehicles both cars and vans, especially during good weather, along with their poor positioning on and close to the bend has been an issue in the past and I see no improvement, even when the visitor numbers have reduced during the winter months.

Asking visitors to park in one of the local car parks, is not sufficient, this should be effectively managed by those in control.

Again, like the last application, support is mainly from areas away from the village itself.

There seems to be confusion as to what a community open house is, many people refer to it as a caf . It is advertised on the West Sussex local offer website as a coffee shop, which would require either A1 or A3 use, neither are mentioned in this application.

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 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