

Mr & Mrs Butterly
3 North Way Felpham
Bognor Regis
PO22 7BS

Your Ref: OWPC11707
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 28th December 2016 which has been recorded as '**an objection**' with the comments as follows:

We wish to object to this Application for change of use from Residential to Community Open House. Resubmission of FP/171/16/PL

This second Application varies only slightly from the previous Application which was Refused.

The new Application contains only minimal reduction in trading hours, with Retrospective Approval sought for works previously undertaken without Planning consent.

Since this operation started in the Spring of 2016, the noise & nuisance generated has caused an unacceptable adverse impact on the adjacent properties and the local community.

The traffic and indiscriminate parking on and around this four road junction is a cause for concern and a Road Safety issue.

In addition to the sale of Food & Drink a substantial element of retail and other activities are carried out. This is a residential property operating commercially.

The introduction of a commercial development of this type is detrimental to the residential environment of the area.

The location of this development within a small quiet residential area is inappropriate.

There are many more suitable venues available.

This Application conflicts with the Felpham Neighbourhood Plan and the Arun District Council Local Plan and should be Rejected.

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