

Justine & Andrew Ashton
43 Links Avenue (Owners)
Bognor Regis
West Sussex
PO22 7BL

Your Ref: OWPC11733
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 29th December 2016 which has been recorded as '**an objection**' with the comments as follows:

My husband and I both strongly object to this planning application due to the reasons below :

Personal Use

Although this application is for personal use, if granted there will be an impact on surrounding residents and local businesses for the amount of time that they own the property.

Hours

There are no opening hours documented on the application, our understanding is that these have been slightly reduced from their previously refused application but even these reduced hours have a significant impact on the most elderly immediate residents. During the summer months there was a substantial amount of playground noise coming from the property.

Activities

There are no details as to what a "community open house" means, their social media activity advertises a cafe, playground, , petting zoo, courses, support and more recently increased activity in buying/selling goods. Mrs Staniforth uses social media to pro-actively ask customers to visit the site. With around 1500 followers and support letters from far and wide this is more than something that benefits the community. Mrs Staniforth advertises that they are "open to all".

Parking

Immediate residents are impacted by the increased traffic movements during operational times. The previous application was carried out as a desktop study and does not truly reflect what parking issues the operation is causing on the 4 way junction. The owners have not helped this situation at all as they have removed all onsite parking to place activities and tables/chairs where parking spaces used to be.

Previous Application

The previous application was refused on a number of policies, we cannot see that this new application has changed any of those reasons for refusal.

The Future

Our understanding is that the owners are looking to apply for CIC status (community

interest company). This will give the owners a limited company where they will have access to funding as well as being able to take a salary/dividends from the company. This proves to us that this is more than just a friendly tea and cake operation.

Summary

We strongly object to this proposal for the reasons above. This is a quiet residential area with homes mainly occupied by retired people. The activities here are causing increased stress and upset to them. The Staniforths have continued to operate since the previous application was refused and have shown little/no regard to the planning rules/regulations or to their neighbours.

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