

Ruth Alli
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Your Ref: OWPC11751
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 '**support**' with the comments as follows:

Further to my representation on 13th December I would like to add the following...

**The Felpham Parish Council has objected on the basis that having the Olive Tree Cottage - Community Open House where it is causes an access and egress issue for emergency vehicles - a BBC News report (summer time) and one local Councillor Phil Woodall Snr took photos (winter time) and showed the roads to be practically empty. Opening times accommodate this so that vehicles do not arrive before 10:00am and they are gone by 4:00pm so that it does not effect those that commute.*

**It was commented as hearsay at the Parish Council Meeting that one local cafe had written a statement objecting to Olive Tree Cottage on the basis that it was taking clients from his business - this was not true and the cafe owner has confirmed via messenger that he did nothing of the sort (I will post a screenshot below).*

**Other concerns put forward at the Parish Meeting have been that a commercial furniture shop is operating from the house - it is not - Samantha-Jayne Staniforth has sold her own furniture to make space for new family items. Ad hoc she has up-cycled individual items and sold those on. All proceeds have gone to the "caring cake pot." Anything that happens within the open house is limited by the size of the domestic dwelling.*

**Noise pollution was called to account by those that live nearby - opening hours were adjusted 10:00am-4:00pm and only open Wednesday-Saturday. Most people that visit are very quiet - the children that are there for the most part are no louder than any other family home. This is a family home of 6 - of course there will be a little noise.*

**Some neighbours have objected to the food smells coming from the Community Open House - the nature of having children and visitors with a sensitivity to smells means there is no fried foods or foods that could cause a reaction.*

**Some individuals commented of the Health and Safety needs - Samantha adheres to all relevant safety guidelines as applicable for this premises - first aid box and food hygiene training with a level 4 ratings.*

**Some individuals have objected to living next to a "petting zoo" - regardless of having visitors to the house as patrons of the community open house the Staniforths would have their family pets - dog, cats, rabbits and ducks. There is no duck pond just a paddling pool suitable for use by the birds - no safety issue is present as this area is behind a locked fence.*

**It was suggested by the Parish Council that Samantha move operations to the local Church community hall - as a stay at home mum looking after her children this would not work - the ideal way to support the community is from her own home. The church hall already has a "childcare business with secure entrance" operating out of it so would not be*

able to cater for "open" sessions as run by the community open house - it does not lend itself to the home-from-home atmosphere that is wanted. THE IDEAL SETTING IS THE FAMILY HOME.

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