

David Easton

From: Wes Smart [REDACTED]
 Sent: 26 January 2011 16:28
 To: Planning.Responses
 Cc: [REDACTED]
 Subject: Objection to LU/5/11 - Addition of Café facilities

Sir/Mme

ACK

For the attention of Mr Cleveland, case officer

Dear Sir / Madam

PLANNING APPLICATION NO LU/5/11 REVISION TO LU/173/10

Proposed conversion of seafront shelter to Café with surfing facilities, The Promenade, Sea Road, by Mr Coupling

I write in connection with the above planning application. I have examined the plans and I know the site well. I wish to object to the revision to include "Café facilities".

In the Littlehampton Regeneration Programme, as commissioned by West Sussex County Council and by Arun District Council, it states that a key element of the Littlehampton Vision is to make an *"attractive and more competitive town with a wider range of shops and entertainment"*. A kite surfing school does add diversity to the range of facilities offered. However the addition of the loose term "café facilities" goes against the "vision" quoted. Another Café narrows service diversity in both the immediate area and the town as a whole and makes Littlehampton less competitive on a regional and national level.

An application for a kite surfing school can be seen a positive despite the loss of an important shelter. However true colours have been revealed with this revision, this structure will be, in essence, another café with a shower attached. From the site there are no less than 12 cafes including the much vaunted East Beach Café and Mewsbrook Park. (source-Google places)

The addition of another café is one not sustainable as this market is already saturated within the area. It can only lead to job losses at current, viable businesses and discourage owners/tenants from investing in their own sites. The overall effect is detrimental to the economy of Littlehampton and wider Arun District.

Whilst I was highly disappointed to see the loss of the only permanent shelter between Rustington and Littlehampton, some accommodation had been made for shelter however slight they are on the north elevation of the proposed building. "Café facilities, no detail of which is contained upon the plans, will require extractor fan flues, waste storage, recycling storage and deliveries. With prevailing winds the only place for all these functions to take place will be on the northern elevation. A key aspect of compromise, the need for seating and cover for pedestrians, has been at best eroded at worst lost.

I want a diversity of visitor demographics to Littlehampton and perhaps a Kite school can deliver that but another café certainly will not. It goes against the councils own vision for the direction for Littlehampton and deprives some of the venerable within our society of the simple freedoms which they still can enjoy at no cost.

We understand that many local businesses, including Mewsbrook Park and East Beach Café, and some councillors, share these concerns.
 Yours faithfully,

Wes Smart

Operations Manager
 Harbour Park Ltd, UK

26/01/2011

Alison Cooper
27 Bushby Avenue
Rustington
West Sussex
BN16 2BY

Your Ref: Inet 000010204

Our Ref: LU/5/11/

Please ask for:
Mr P Cleveland

10th February 2011

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Conversion of shelter to kite surfing centre (D2) including cafe facilities (Revision of LU/173/10)

Seating Shelter The Promenade Sea Road Littlehampton

Thank you for your internet representation made on 10th February 2011 which has been recorded as **an objection** with the comments as follows:

I would like to object to the change of this planning application as it contradicts the advertised concession tender. If this is to become a cafe and shop open to the public and not just a clubroom then this should have been advertised as part of the tender to allow fair competition. ☐

I would question the adequacy of the kitchen area in the layout of the centre as provision for seating inside and outside, if open to the general public could be servicing a large amount of people. This coupled with club members and students on a daily basis questions the suitability of the site for this additional facility. ☐

Students/clubmembers will be changing in close proximity to the cafe/kitchen and the plans do not give enough detail to see how these areas are to be kept separate. ☐

The added pressure to the environment and vegetated shingle (which was missed off the original application in "biodiversity Q3") especially if there is to incorporate a seating area outside covering the shingle with timber decking. The increased traffic and parking of this already busy area during the peak season would have a negative impact. ☐

I am concerned that if cafe planning permission is granted then this would in turn allow commercial retail use as has already been advertised by Mr Higgins since August 2010. ☐

The concession holder has been advising that he has a beachside shop and cafe on the website www.finkyinc.com and has already advertised this in Kiteworld Magazine (an international publication) and currently 24 hours a day on his sign written van. ☐

I put these objections forward for the planning officer and committee to consider. ☐

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 may 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
Assistant Director Planning Services & Housing Strategy

PXC

6, Reef Close
Littlehampton,
West Sussex,
BN17 6QG



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8th February 2010

Planning Serv. & Strategy
Arun District Council
Civic Centre
Matravers Road
Littlehampton
BN17 5LF

Dear Sirs,

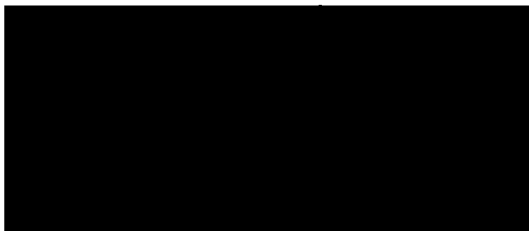
Ref:- Application LU/5/11

You have asked for views on this development and I wish to object to removing this public facility from council tax payers use.

Walkers find the shelter of benefit for the use for which it was intended. You have previously removed two shelters from the beach front. Windsurfers have, in the past, provided their own business accommodation and if needed they should be encouraged to do so again.

Also why is another cafe facility needed? There are is two nearby and a third is advertising its lease for sale!

Yours sincerely,



J.M.Baldwin