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29th July 2021

Geoff Eldridge
11 West Close Middleton-on-Sea, West Sussex
PO22 7RP

Case Officer: Mrs A Gardner
Telephone: 01903 737529
Email: Anita.Gardner@arun.gov.uk

Dear Sir/Madam,

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Application No: M/88/21/PL
Site Address: 155 Middleton Road Middleton-On-Sea PO22 6DF
Description of works: Coffee trailer business to be located on the shingle area adjacent to the paved forecourt. This application may affect the setting of a listed building & is in CIL Zone 4 (Zero Rated) as other development.

Thank you for your internet representation made on 25th July 2021 which has been recorded as an objection with the comments as follows:

OWPC38773

There is already a commercial establishment some thirty meters away that offers a wide range of food and beverages. This establishment has outside seating and is well presented.

There is an argument that this is for pedestrians and dog-walkers but the visitors are equally likely to use cars. Highways have suggested that the area will be unaffected and have not even had the courtesy to attend. I disagree. They have relied on a photograph that does not provide enough detail. The immediate area is already marked with double yellow lines making stopping and manoeuvring difficult. There is inadequate room for vehicles to turn in and out of the site and its proximity to Sea Lane and the pedestrian crossing makes this too dangerous. In addition, E-J has now placed a sign outside her premises that reinforces the argument against the site because it shows that manoeuvrability is now compromised by space restrictions.

The junction at Sea Lane is directly opposite to the proposed site and with the pedestrian refuge adjacent. Whether or not vehicular access to the proposed site is required, either side of this crossing will be dangerous for pedestrians, particularly old folk. The exit from Sea Lane is already a difficult manoeuvre with the bus stops to the right and foliage hindering the view. The trailer and signboard will be a distraction for drivers who need to look out for pedestrian activity.

Disabled persons with mobility scooters who cross at the pedestrian crossing will not be able to manoeuvre off the roadside because there will be insufficient turning space at the pavement.

In my opinion the owners of the site will need to vacate it so that visitors can use their car park otherwise the proximity of the site to other businesses will encourage inappropriate parking on the premises to the east side.

The whole concept has been poorly thought out by the site owners and the Highways Department and is inappropriate. It would be a Health and Safety risk.

Permitted parking in the village is limited. I believe there are already problems with folk "overstaying" their time. This will exacerbate the problem of finding a parking space.

There has to be adequate provision for litter.

Your views as made above will be considered before the application is determined.

Please be aware that Planning Services operate an 'open file' policy and will publish your comments including your name and address on the website. Please make sure that you have only provided information that you are happy will be published in this way. If you have supplied information belonging to a third party, you must make sure you have their permission to do so. If you do not wish your comments to appear on the website or on the file you will need to confirm this by emailing to planning@arun.gov.uk and I will arrange for it to be destroyed although this means that the content will then be disregarded.

The majority of applications are determined under delegated powers by officers. Further information on the decision making process can be found on the website at :<https://www.arun.gov.uk/planning-decision-process>.

Some applications will be determined by the Planning Committee, and I shall write and inform you of the date of the meeting and the procedures for public speaking if this is the case. However, if your representation has been received after the agenda for the meeting has been finalised and the notifications have been generated, you will not receive notification. In this case, you will need to track the progress of the application on the council's website <https://www.arun.gov.uk/weekly-lists>

Any comments that are received after the agenda has been finalised will be separately reported to the members of the Planning Committee.

Regardless of how the application is determined I will notify you of the decision.

Yours sincerely



Neil Crowther
Group Head of Planning

For details of how the Council will deal with your data please refer to our privacy notices on the website www.arun.gov.uk/planning-privacy-statements

If you have provided an email address, all correspondence including the decision notice will be sent by email. It is therefore important that you keep us informed if this changes during the course of this application.

To register to receive notification of planning applications in your area, please go to <https://www.arun.gov.uk/planning> and click into Local Planning Application Finder.