

Mr & Mrs D. R. Gill
13, Cudlow Avenue
Rustington
W. Sussex
BN16 2HE

Your Ref: OWPC15463
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

5th September 2017

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town & Country Planning (General Permitted Development) Order 2015 Schedule 2

Notification for prior approval under class C for a change of use from a shop (Class A1)
to a restaurant/cafe (Class A3)
51 Sea Lane Rustington

Thank you for your internet representation made on 4th September 2017 which has been recorded as '**an objection**' with the comments as follows:

We object to the application for the following reasons:

- Because there is very limited public parking nearby future customers will cause noise, congestion and road surface wear when parking without authorisation on Cudlow Avenue, a private road maintained wholly at the resident's expense.*
- Exiting Cudlow Avenue at the west end is already dangerous due to inadequate sight lines and southbound vehicles in Sea Lane exceeding the speed limit. Further parking including delivery & waste disposal vehicles would exacerbate this situation as well as increasing noise levels and general disruption.*
- The proposed extractor fan would also create additional noise and smells very close to nearby properties. Inevitably there would also be unsightly rubbish awaiting collection which would also add to the existing problem of foxes and gulls spreading waste items in the area.*
- There are already around 16 eating establishments in the centre of Rustington plus 4 or 5 more on the edge of the village which many consider already excessive - we do not need another less than 100 yards from the nearest existing caf .*

Please refuse this application for the reasons listed above.

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

Neil Crowther
Group Head of Planning