

Christopher Scott
9 Cudlow Avenue
Rustington
West Sussex
BN16 2HE

Your Ref: OWPC15493
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

6th 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 5th September 2017 which has been recorded as '**an objection**' with the comments as follows:

Not a suitable position for a caf / restaurant as this proposal would attract pedestrians and vehicles. The junction is a very dangerous entrance / exit into Cudlow Avenue from a very busy road leading to and from the sea with no parking facility and no footpath past the older property going towards the church also a very narrow footpath opposite to the proposed business. I would suggest it would be an accidents waiting to happen. It may also be a problem to residents at that end of Cudlow with pedestrians and vehicles intruding onto a private estate especially into the evening periods when elderly residents enjoy their rightful peace and quiet. There for an commercial office or similar usage with a much lower foot and vehicle movement would be a safer proposal.

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