

CUDLOW AVENUE FREEHOLDERS ASSOCIATION (CAFA)

Founded 1958

'To cost effectively maintain the structure and surface of Cudlow Avenue'

Neil Crowther
Group Head of Planning
Development Control – Arun District Council
The Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex
BN17 5LF

6th September 2017

Dear Mr Crowther

Re: Planning Permission Application Ref:- R/184/17/PD (Change of use of shop to restaurant/café)

We are writing further to the planning permission recently submitted for the 'change of use' of No 51 Sea Lane, Rustington, from a shop to a restaurant/café.

The purpose of this letter is to outline our concerns and objections in the strongest possible terms.

Following a meeting of the CAFA Road Committee on 1 September 2017, we would ask you to seriously consider our concerns and objections to this proposed change of use application. These are:-

Unauthorised café staff and customer parking on Cudlow Avenue. Cudlow Avenue is a **PRIVATE ROAD** and no parking will be authorised by the Freeholders in Cudlow Avenue. It is believed that as there are a limited number of parking bays in front of this small shopping parade, there will be unauthorised illegal parking on Cudlow Avenue from café staff, customers and delivery vehicle's. There is also limited parking (maximum 2 vehicles) at the site of No 51 Sea Lane.

Additional traffic using the private estate roads. If permission is granted it is expected that there will be additional traffic using the private roads of the Cudlow Estate to gain entry and exit when visiting such a café. The property owners of this private estate own the roads and are responsible for the maintenance of the roads. We believe further additional traffic will without a doubt cause premature aging and damage of the road surfaces and speed humps.

Please note the current freeholder of this property (No 51) will not pay the annual maintenance fee.

Vermin. There is already a serious vermin problem in this area and we believe that further food waste will encourage this nightly disturbance and nuisance in the area. There are large numbers of foxes causing damage in the area to property, gardens and domestic pets.

Ventilation. The plans for the kitchen at this property show there are no windows for ventilation which will mean the back door will be open to allow fresh air for kitchen staff and for them to take their breaks. We believe this will have an impact on the appearance of this private road.

We believe from the plans that the proposed extractor fan will cause noise, and smells which again will impact the residents especially the two listed buildings opposite this property.

We are genuinely concerned about this proposed change of use request and sincerely hope you will consider these concerns and objections.

All CAFA Committee Members agree with the above and have signed below.

Yours sincerely



Chairman of the CAFA (Cudlow Avenue Freeholders Association) **Committee Members**

Role	Name	House No
Chairman	Bill Sisson	No 29
Treasurer	Les Bond	No 20
Committee Member	Les Hulse	No 8
Committee Member	Hugh Tyrell	No 17
Committee Member	Gill Tyrell	No 17
Committee Member	Duane Williams	No 15
Secretary	Lesley-anne Scorgie	No 49 (Sea Lane)

