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Save the environment - think before you print.

From: [REDACTED]
Sent: 15 September 2017 13:35
To: Planning
Subject: Change of use 51 Sea Lane Rustington

From:-

E C R & J Mayhew
4, Knightscroft Avenue
Rustington
BN162HN

Dear Sir,

We object to the change of use for 51 Sea Lane Rustington from Class A1 to class A for the following reasons.

Increased traffic activity due to the delivery of supplies required for a venue that provides food and drink.

Increased traffic activity at times that will impact on the quality of life for the residents due to customers arriving and leaving. This cannot currently be accurately determined as the application gives no specific type of operation under consideration.

The use of the private roads of the Cudlow Estate for access and exit due to the dangerous corner of Cudlow and Sea Lane. It is worth noting that the Cudlow Estate is unadopted and the responsibility of the Freeholders to maintain the roads. The increase of traffic will put extra wear and tear on the roads.

There is limited parking for a cafe/restaurant which will have to share spaces with the other shops. There is concern that customer parking will use our private estate as an overflow car parking facility. Our covenants preclude commercial use such as parking for a restaurant.

The potential for increase of rubbish that will attract foxes and vermin.

The position and use of a venting system for the kitchen which according to plans will be hidden by trees. This will be a potential fire risk especially as the house opposite are thatched roofs. The ventilation system would also produce noxious food odours and noise.

Yours Sincerely

ECR & J Mayhew