

Mr & Mrs Sayers
51 Sea Lane
Rustington
BN16 2RQ

Your Ref: OWPC15633
Our Ref: R/184/17/PD 08-08-2017
Please ask for:
Mrs A Gardner

20th 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 19th September 2017 which has been recorded as '**support**' with the comments as follows:

*Development Control,
Arun District Council,
The Arun Civic Centre 19/09/2017*

Dear Sir/Madam,

We have lived in the maisonette above 51 Sea Lane for more than thirty years, we are now retired. There is now way we would endorse anything that would compromise our enjoyment of our flat and roof garden.

The fireplace shop had a skip permanently parked at the side of the premises which was emptied approx. every two weeks and a large refuse and recycle bin emptied every Monday morning between 7 and 8am. No complaints were ever Received.

There were lorries delivering most days and larger lorries delivering fireplaces and stoves twice a week, there were no problems and no complaints.

Stone and marble was sometimes cut on site causing a certain amount of noise and dust, again no complaints.

There is and always has been a right of way for all the commercial properties from Sea Lane into Cudlow Avenue to access the dedicated service road at the rear of the properties for deliveries and turning, hampered considerably by the installation of the west gate in Cudlow Avenue.

Driving and parking through the unadopted roads by potential customers is highly unlikely and rarely happens as most have gates at both ends and with automated gates at the eastern end.

There is parking at the side of the property and a parking bay in front for customer use, more than a lot of other cafes in the vicinity.

The extractor fan at 12 decibels is slightly more than somebody breathing and will be barely visible, there will be no nasty smells and dangerous sparks.

We are all to blame for the demise of the small retail business man by the outside retail parks selling everything cheaper and of course the internet making it impossible to compete.

A family run good quality tea room would be a different and welcome addition, can't buy that on the internet.

Yours Sincerely,

Mary & Alan Sayers

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 to 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