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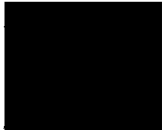
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Save the environment - think before you print.

From:



Sent: 17 September 2017 20:12

To: Planning

Subject: Ref R/184/17/PD

9 Knightscroft Avenue
Rustington
West Sussex
BN16 2HN

17 September 2017

Ref R/184/17/PD

Application for change of use of 51 Sea Lane from class A1 shop to class A3 Restaurants & Cafes.

Dear Sirs,

We Avalon & Robert Goodall & Danny Gilmour (owners & residents at the above address) object to the above change of use 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 possibly at times that will impact on the quality of life for residents due to customers arriving and leaving. This cannot currently be accurately determined, as the application gives no specifics as to the 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 these roads are unadopted and therefore it is the responsibility of the Freeholders to maintain the integrity of the roads. The estimated increase in traffic will put a strain on road surfaces not designed or built for commercial use.

Limited parking for the Restaurant/café as the current four spaces are shared with a shop, and three businesses. Therefore there is concern that patrons of the proposed new business will park in the private roads of the Cudlow estate, which have a covenant that precludes the use of the road for commercial purposes.

The potential for increased rubbish that will attract vermin with the attendant health concerns.

The positioning and use of a venting system for the proposed kitchens, which are according to the plans to be hidden by trees. Surely this then proposes a fire risk, particularly as the houses directly opposite the side entrance to number 51 is thatched. Secondly such a venting system would produce noxious odours and considerable noise.

Sincerely

Avalon & Robert Goodall

Danny Gilmour