

Rustington Parish Council

Online reference Number : OWPC15616

19-09-2017 Comment date

20-09-2017 Transferred date

My Council has considered this application and wishes to object to it on the following grounds:-

(i) The proposal to change to a Class A3 use for a restaurant/café would, most certainly, attract a major increase in the number of standing vehicles on the highway which would affect the free flow of traffic on the public highway, at a point extremely close to where regular traffic congestion is suffered, and thereby add to the hazards of road users and pedestrians at this point

(ii) The proposal would provide inadequate parking facilities to service a Class A3 use e.g. delivery vehicles and customer vehicles alike

(iii) The proposed change of use would increase the pressure for on-street parking, where there is currently only very minimal and, most certainly, insufficient provision, particularly as the public highway in this vicinity is subject to seasonal parking restrictions (no parking between 8:00 am and 6:00 pm from 1 April to 30 September)

(iv) The proposal would be prejudicial to the character of the Conservation Area, even though its location is just outside the boundary. It would be particularly detrimental to the setting of Listed Buildings in close proximity, and would have an adverse effect on the quiet enjoyment and amenities of the residents of the neighbouring properties, and in particular, Nos. 47 and 49 Sea Lane

(v) The proposed use would have an unneighbourly impact on the locality by reason of the general level and nature of activity that would be generated

(vi) The proposal for a restaurant/café at this location, which has residential properties above most of the retail outlets, along this shopping parade, would most certainly be detrimental; and adversely affect, the quiet enjoyment of the occupiers of these properties.

My Council would also request that in view of all of the above objections in connection with highway issues, the West Sussex County Council, as the Highway Authority, be asked to reconsider this Application and revise its own observations in respect of this Application.