



Rustington Parish Council
Mrs C Ward
34 Woodlands Avenue
Rustington
West Sussex
BN16 3HB

Arun District Council
Arun Civic Centre
Maltravers Road
Littlehampton
West Sussex BN17 5LF
Planning General Enquiries
Tel: (01903) 737756 Fax: (01903) 730442
Dx: 57406 Littlehampton
Minicom: 01903 732765
e-mail: planning@arun.gov.uk
website: www.arun.gov.uk/planning

Your Ref: OWQC21801
Our Ref: R/34/19/PL
Please ask for:
Mr A Wood

20th March 2019

Dear Sir/Madam

Town & Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) (England) Order 2015

Change of use of currently vacant former A1 (Shops) ground floor premises to a mixed A3/A5 (Restaurants & Cafe & Hot Food Takeaway) use, incorporating the erection of a single storey rear extension, replacement shopfront & associated plant & extraction equipment

4 Broadmark Parade Broadmark Lane Rustington

Thank you for your internet comments made on 20th March 2019 which has been recorded as **'an objection'** with the comments as follows:

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

(i) The proposal to change from a Class A1 (Shops) use to a Class A3/A5 (Restaurants, Cafes and Hot Food Takeaway) use, would most certainly attract standing vehicles which would affect the flow of traffic on the public highway, at a very busy point, where regular traffic congestion occurs, and would thereby add to the hazards of road users in this vicinity

(ii) The proposal to install extraction equipment on the roof of the proposed extension, in close proximity to residential properties, by reason of its mass, noise emission levels and fumes, in particular, would most certainly be detrimental, and adversely affect, the quiet enjoyment of the occupiers of these properties

(iii) 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.

My Council would also request that should permission be granted, conditions are attached in respect of stipulated delivery times and opening hours, in line with similar usage businesses in this vicinity.

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 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

A handwritten signature in black ink, appearing to be 'NC' followed by a flourish and a period.

Neil Crowther
Group Head of Planning