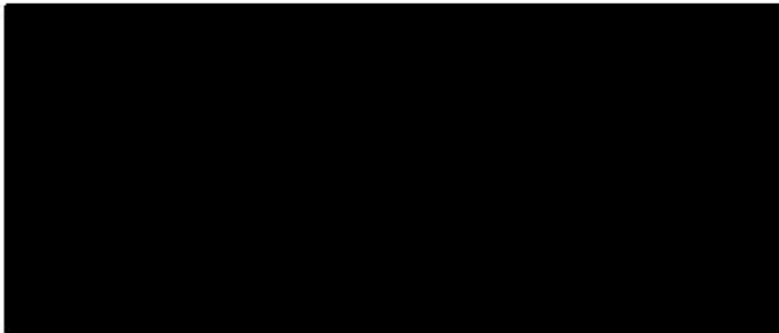


**Karen Wooden**

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**From:** David Eaves  
**Sent:** 06 February 2014 16:59  
**To:** bst shared  
**Subject:** FW: Northney Tearoom Parking, APP/13/01262



----- Original Message -----



For the attention of Mr D Eaves, Case Officer

Application Ref: APP/13/01262

Note: This email updates our earlier email of 29/1/2014

Dear Mr Eaves,

### **Northney Tearoom Car Parking**

Our cottage 'Meadowsweet' joins to the south side of the tearoom and barn complex. Due to the popularity of the tearoom, its clientele has increased beyond expectation, resulting in somewhat chaotic and unsightly car parking.

We support the proposed changes which should eliminate unsightly parking on the meadows surrounding the tearoom, but wish to comment on the various issues as follows:

**Disabled access:** The proposed scheme using a lockable barrier is a great improvement over the existing open access arrangement. However, it might be better still, to widen the present servicing access point just north of the tearoom and to create a loading/unloading lay-by facility along St Peters Road. This access point can then be used for deliveries etc. as

well as for the set-down of disabled people, probably using the same arrangement as is in the proposal using a fence and lockable gate. Advantages of this approach include:

- Easier access for a minibus and its disabled passengers.
- Easier for a minibus driver to collect the gate key from the tearoom, if so required.
- Safer for pedestrians who visit the tearoom. Minibuses do not now have to traverse the full length of the grass strip adjoining the footpath, thereby avoiding risk to children etc. to be knocked down by a moving vehicle. Having dropped off its passengers, the minibus can then be parked in an allotted space in the visitor's car park.
- No further obstruction of St Peters Road by parked service vehicles.
- Since cars are not permitted to park on the lay-by, a clear view to Chichester Harbour is maintained.
- When vehicular access to the lawn is available via the lay-by gate, there is no further need for access from the visitor's car park. The gated fence shown in the proposed plan can therefore be replaced with a more attractive barrier of trees and shrubs; existing trees can also remain.

**Landscaping:** Hiding cars, farming machinery and buildings as much as possible from view is in everyone's interest, not least to the visitors of the tearoom. Planned landscaping in previous applications has come to very little today. Although trees and bushes need time to grow, screens planted to hide the big cow barn north of the car park some 9 years ago (APP/05/58698/004) are insubstantial and ineffective and are only partly implemented; the same holds for screening described in application APP/07/58698/005 which should hide farm equipment and large rolls of plastic wrapped feed stock. A number of issues arise:

- The composition of planted screens matters. Whereas this application mentions a mix of native Hawthorn and Blackthorn only, both these plants lose their foliage in winter. To achieve a more effective screen, we suggest the inclusion of hardy evergreens such as Bay, *Pettisporum*, Laurel, *Prunus* etc.
- Although hedges were planted with good intention, cow damage appears to have undone much of the work. It may therefore be best to keep the evergreens on the inside and leave Hawthorn etc. exposed to the cows. Until the plants have matured, it would be a good idea to protect them from the cows using electric fencing or similar.
- Existing screening of the visitors' car park and the feedstock area is kept below about 4 feet in height. Bearing in mind that the concrete walls of the barn and the feedstock rolls reach about 2 or 3 times that height, these low hedges are unfit for purpose.
- The proposed screening of the southern part of the visitors' car park is interrupted by a large field gate. Screening can be improved by moving this gate to the eastern side of the car park, next to the minibus parking slots.
- The view from St Peters Road to the parked cars can be much improved by more effective screening left and right of the main entrance using a mix of trees and good quality evergreen shrubs.

Generally speaking, the tearooms have become much more popular than anybody would have thought and this is of course good news from a business point of view. However, more parked cars implies more visitors which in turn will need more parking spaces and so on. As neighbouring residents we are very worried about continued expansion and the increasing problem of keeping noise pollution to within limits. The applicants have tried to address the problems of crowding and noise and this application vindicates their efforts. However, although naturally any business likes to grow, we hope that the council and the applicants will resist further expansion of the tearoom in the foreseeable future.

Yours sincerely,

Prof Sue Harper and Dr Walter Ditmar

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