

RAR: (MH)

From: DataSpace Consult [system@dataspaceconsult.co.uk]
Sent: 07 May 2015 18:39
To: Planning
Subject: Comments Added: 17 Maynard Place, Cuffley

PLANNING
DEPARTMENT

08 MAY 2015

RECEIVED

Dear Development

Please be aware that comments have been added to the following application:

Application Details:

Application ID: S6/2015/0445/FP - Mr M Heron Application Owner: Welwyn & Hatfield Borough Council(Development Management Officer)
Applicant: Mr S Hancock
Location: 17 Maynard Place, Cuffley
Deadline Date: 08/05/2015 00:00:00
Description: Erection of five new dwellings and shop (use class A5) with new access following demolition of shed and two garages Comment Added:

Commented By: ncpc@btconnect.com

Comment: We object to the above planning application for the reasons given below:
The height and size of the proposal is not in keeping with the confined area of Maynards Place and the infill will over dominate and ruin the character of the heart of the village.
The PC feel that the shopping village area has enough A1/A3 and A5 units that cater for food and therefore would not like to see yet another food outlet of any sort. If the application were to be passed and the unit became a 'take away' where people come & go by car, the noise of vehicles would disrupt residents in the immediate surroundings and have a high impact on their lives. There would also be an issue with litter within a residential area from discarded containers.
The space in front of the A5 use unit is already allocated to the Parish Council for parking and therefore we could not see how the unit could operate with a vehicle directly in front of the unit window. Health and Safety, Highway safety would come into play. There may be an issue with the turning circle of vehicles trying to deliver, access for refuse trucks, fire engines etc, as there is nowhere for large vehicles to go further on Maynard Place, only the car park, which has restricted height barriers. Also, directly opposite the proposed units and archway, there is a bay for disabled parking.
The Parish Council already has a problem with parking obstructions in this area with lorries that deliver to Co-op supermarket, Doctors Surgery and the Library coupled with the probability of an extra ten cars for the flats plus two or three or more for the shops would be overburdening the neighbourhood and the people already occupying the existing flats in the immediate areas.
Our Local Historian has advised us that there are some Roman archaeological remains in this vicinity.

Please click the following link to review these comments:

<http://www.consultlive.co.uk/index.aspx?appID=14388>

Any reply to this email will be logged against the consultation.

If you have problems with this link, please email the Consult-Live help team - helpdesk@resolutiondm.com quoting reference: EM004

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