

Robert Basye
31 Selwyn Crescent
Hatfield
Herts
AL10 9NL



27 September 2016

Email address : [REDACTED]

Application Reference : 6/2016/1740/LB

Dear Colin Haigh and Mrs J Pagdin

I live in Selwyn Crescent Hatfield and my garden backs onto the Comet Hotel. I have been in residence for 25 years and in that time the Comet has extended the car park and moved it closer to my boundary.

They recently started a car wash operation which is a 7am-7pm seven days a week business which is in the same car park and is as close to my boundary as possible. This is a pleasant wooded area used for local wedding photos where wild life used to thrive.

They now want permission to build a large extension and to add five new buildings to the hotel which will include 360 student accommodations and which they say they will only house mature students. Furthermore they state that these students will not own cars and will not be allowed to park on the Comet site.

Over the last 25 years Hatfield has had a major shift in pro university accommodation, which has brought with it many associated problems. Family homes have been sold to private landlords and students have moved into houses where 2-4 people previously lived but now house as many as 8-10. Obviously these students are transient and will only stay in Hatfield for 1-3 years with little pride in the area. They over fill their rubbish bins and park their cars in any free space leaving little or no parking for Hatfield residents.

The older residents of Hatfield are selling up and moving away so more students are moving in.

Selwyn Crescent has had new yellow lines added since the new university opened, which were needed because students look for free parking. Now when the families of Ellenbrook residents visit they cannot use cars because there is nowhere to park.

The parking restrictions in place only cover term times and cars are able to park after 4 pm until 9 am the next morning. Obviously there will be students plus their families and friends from this major project parking between these hours.

This area is known as one of the nicest parts of Hatfield and one of the only parts that are largely free of transient students. The proposed glass buildings similar to those developed on the disused Airfield on the other side of St Albans Road would be completely out of keeping with the style of architecture and general ambience of the Ellenbrook area.

The proposed development of the Comet Hotel site is completely out of keeping with the Ellenbrook area.

The proposed design has been modelled on the new university development and the business park architecture which have been constructed on a disused airfield, not adjoining a quite, leafy, established residential area. The height similarities to the Galleria are irrelevant as it is a considerable distance away and separated by the listed Comet Hotel.

The original planning application was refused on the basis of overdevelopment of the site. This has not changed, being overdevelopment in the extreme.

I further object to the proposed rubbish bin store located between the proposed new buildings D and E this area is as far away from the Comet Hotel as possible but as close to the boundaries of the existing residents of the Ellenbrook area and Selwyn Crescent.

Proposed car parking even though some car parking has been added it is still woefully inadequate. Most mature students possess cars, and will also be visited by family and friends in cars. This will result in massive disruption in the local residential roads and invite indiscriminate use of them.

The influx of a considerable number of students will disrupt and possibly destroy the peaceful nature of this highly rated area of Hatfield, and bring with it the associated problems experienced in other areas of the town.

A development of several 3-4 bedroom detached or semi-detached houses (vis-a-vis Ashbury Close), plus tasteful redevelopment of the Hotel into flats and apartments would be far more in keeping with the surrounding area.

Your sincerely

A solid black rectangular box redacting the signature of Robert Basye.

Robert Basye