



Sent: 14 September 2016 18:28

To: Planning Policy

Subject: 6/2016/1068/FULL (Restaurant Barham Court Cuffley)

I am objecting to the proposed development of a restaurant in the new flats' complex, known as "Barham Court", Cuffley.

It is my understanding that the original approval was for a commercial unit to be associated with this development. Welhat, in giving approval to this development, insisted on the developer providing an adequate number of car parking spaces for a commercial unit. However, I now understand that the current planning application is for a change of use to A3 - café/restaurant (all day) - within what was to have been the commercial unit. Clearly this change would, if approved, have serious traffic management and parking implications for Cuffley residents, particularly those in close proximity to the proposal. I understand the developer is providing only 15 parking spaces, including 3 spaces for disabled drivers, for the restaurant. I consider this to be a pitifully inadequate provision - indeed it is at least 52 parking spaces less than HCC standards currently require. The parking burden would presumably be met by nearby roads, such as The Meadway, Tolmers Road, and Station Rd which is a major east/west route, because putative customers are most unlikely to use the expensive pay-to-park Railway Station or Sopers Road car parks. I trust Welhat will subject this planning application to rigorous scrutiny and insist on the provision of adequate parking places within the development, consistent with the change sought and the needs of Cuffley residents, or failing this reject the application. I object to existing residents continually having to accommodate what are in my view ill-considered planning proposals such as this one.

As a user of existing Cuffley restaurants, I am concerned about the likely impact this application, if approved, will have on existing businesses in the Village. This is an already crowded market. Demand in the Village is limited and further competition in this marketplace could well lead to boarded-up fronts if there were simply insufficient demand to support the sort of expansion this proposal entails. This is not an empty concern. I know the Parish Council is concerned about the spectre of boarded up premises on Station Road and the effect this would have on the Village and its life.

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