

Miss Meera Lakhani

Plot 11

Barham Court

80a Station Road

Cuffley

Herts

EN6 4HY

Ref: - Planning application to addition use of A3 to the commercial unit at above address

Dear Sirs,

I write to object to the above application for change of use to A3 for the following reasons

1. Takeaway will cause parking issues with noise from car users banging doors, engine noise, unsocial behaviour, gathering of youths, delivery motor bikes running in and out to meet time targets for delivery, crowds at night when the area was designed to be a tranquil place to reside. Leaving party of people will create noise and disturb the leaseholders right to a peaceful night of sleep and weekends faced with chaos from crowds visiting the weekend for dining or takeaways,

2. Smell of food to upper parts from the cooking will cause discomfort to wellbeing esp. asthma suffers at the flats.

3. Increased risk of fires esp. when flues are not cleaned regularly and the risk of cooker being left on in error by staff. Big risk to 22 leaseholders above the restaurant area which also covers a large area within the development.

4. Hygiene issues from waste from restaurant or takeaway with rubbish will bring rodents and other odours and pests creating an unhealthy environment for the residents.

5. Rubbish collection from the restaurant and storage of rubbish when not done correctly further exposes risk to the leaseholders from pest and rodents.

6. Increased risk to leaseholders from oil wastage not being cleared correctly and is often run into drains ...disposal of all rubbish would need to be monitored very closely by the council otherwise will create all sorts of risk to the leaseholders.

7. Parking issues in the front and this is clear when you look at Long's Chinese take way on Newgate street on a Friday and Saturday night with cars pulling up on the main road effectively creating single lane traffic and lots of near misses.

8. Detrimental impact upon residential amenities and the visual impact of a development will be like to looking at a lovely residential block of flats with a restaurant at the bottom with lots of cars and delivery bikes running in and out of Barham court.

9. This includes the impact on the character of the area, our Cuffley village. One has to look availability of infrastructure, density, over-development, layout, design and external appearance of buildings and landscaping and does it fit into the planning policies of the local council. I would think

that a restaurant or a takeaway if not several takeaways under a block of twenty flats is not an idea place for any A3 use.

10. Noise and smell - Any adverse impact on protected trees - Loss of privacy and overlooking into flats from customers visiting the A3 unit

11. An A3 unit will create highway safety and will be compromised by traffic generation of people collecting takeaways, and road capacity, means of access, visibility, car parking and effects on pedestrians/cyclists all needs to be looked at.

For the above reasons I respectfully request the council to reject the change of use to A3 .I have not had time to study the local council policy but do feel that an A3 unit here in Cuffley village will be contrary to relevant council planning policy and will also be contrary to government planning policy.

Also I would like to point out I received the letter dated 29/09/2016 from Rialto homes after I had completed my purchase of my flat on the 18th October 2016.I received the letter on the 20/10//2016 giving me only one day to object to the change of use.

Talking to other leaseholders nobody appears to be aware of the application as leaseholders are still completing and moving in and I think the Council should with immediate effect extend the period of representations for the leaseholder by a further 30 days at least whilst everyone tries to move in and settle into the new homes and in addition request a second letter be sent to the residents.

Yours faithfully

Miss Meera Lakhani

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