



Cuffley & Northaw Youth & Community Centre
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Welwyn Hatfield Borough Council,
Planning, Strategy & Development,
The Campus,
Welwyn Garden City,
Herts,
AL8 6AE

20/2/17

Dear Sirs,

RE:- Planning ref 6/2016/1068/Full, Barham Court, 80 Station Road, Cuffley, EN6 4HY

We have been advised by Northaw Cuffley Parish Council that the above planning application has been revised to incorporate consent for a Restaurant, with open hours of 09.00 to 23.30 hours seven days per week.

As the Cuffley & Northaw Youth and Community Centre is the next building adjoining the above development we have very serious concerns as to what impact such a scheme would have, if approved.

We objected to the original scheme on the grounds of uncontrolled parking, however our submissions were ignored. This new proposal compounds the parking issue and has far reaching implications for the future success of our Charity and more importantly the day to day safety of its users.

The Centre and private car park are for the sole use of the users of the centre, most of whom have to be able to park within the private car park because they are in the category of vulnerable users, E.G. a Nursery group operates every morning so there are young children in the vicinity of the car park every day. The elderly, infirm & disabled use the Leonard Cheshire Care facility at the centre on a daily basis. It is therefore essential that the parking facilities remain for the use of the Centre, which regularly operates from 09.00 to 22.00 hours on a daily basis.

It is interesting to note that the fifteen car parking spaces which Welwyn Hatfield Council deem to be adequate for the needs of a Restaurant were, in fact, all occupied spaces at 19.00 hours on the 16/2/16. This is before any type of outlet has been approved or constructed.

Our concerns fall into three main categories.

- 1) Illegal use of the Centre Car Park by people who are unaware of the Centre's function and the vulnerable users who could be in the vicinity of the additional moving traffic escalates the Health and Safety risk to the centre users. We all have a Duty of Care to protect the employees, users and the general public under H&SAWA 1974, which should be a priority when reviewing the possible negative impact inadequate parking represents.

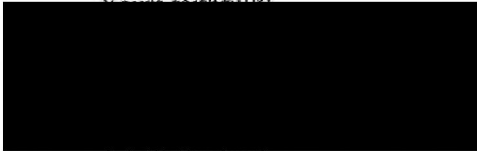
- 2) If regular users find it difficult to park due to the illegal parking by restaurant users there is a distinct possibility that they will find alternative venues for their activities. This impacts on the revenue the Charity is able to generate and could, if allowed to continue, cause the Charity to be unable to provide the services currently enjoyed by the Community.
- 3) We already have minor instances of illegal commuter parking on the site but thankfully they are few and far between and a polite notice on their windscreen generally has the desired effect. If, however, ad hoc users of the Restaurant illegally park in the Centre car park, they are not likely to be returning on a daily basis and therefore to control illegal parking the Centre would have to employ other resources, resources which it does not have.

On balance we consider the area to be saturated with regard to parking facilities and to allow a Restaurant with only fifteen [already used] car parking spaces would only make, the already difficult parking situation, impossible for both our Centre and the surrounding residential areas.

I would be grateful if the Planning Committee could consider our concerns and the potential significant impact to the Community Centres ability to function.

Your attention in this matter would be appreciated.

Yours faithfully,



A.L. Lytherleigh,

Chair of Trustees and Management Committee, Cuffley & Northaw Youth and Community Centre.

CC Dom Cain, CYC.

Jason Grocock, Northaw Cuffley Parish Council
Bernard Sarson, Borough Councillor.