



MH

C Cochrane
The Chase
Newgatestreet Road
Goffs Oak
HERTS
EN7 5RT



15th October 2015

Application no S6/20150445/FP

Dear Mr Haig

I am writing to you in regard to a planning application at the rear of station Road Cuffley EN6 4JA Welwyn Hatfield Council Application no S6/20150445/FP which is a proposed development of 1 shop (to be a pizza takeaway) with 5 flats above with 12 parking spaces allocated.

I own 43 Station Road Cuffley which is at the front of this proposed development.

The developer Mr Terry Bamford of Willow City Estates is claiming to offer 12 parking spaces with this development but although Mr Bamford/Willow City owns the land which he claims will be the parking area for the above development there are restrictions to this land which i believe he has not declared to the Council Planners.

The land Willow City refer to and claim to be the 12 parking spaces is stated in our long leases to be "Retained Land" which all leaseholders are entitled to "Access at all times and for all purposes with or without a motor vehicle" and so although Willow City own the "Retained Land" they do not have the authority to give this land as a parking area for the above development which would amount to "Derogation of Grant" and would breach the covenants of all our lease's.

There are already major parking problems at these flats with people having their cars blocked in and not able to access their garages at some times, all the adjacent street parking is limited to 30 mins in the day until after 6pm when you can park till 7am in the morning.

The photos presented at the planning meeting on 8th Oct this year of the parking area at the rear of these flats only shows a few cars and would have been taken during the daytime

when everyone was at work. It would also have been taken in 2011 (or earlier) as a tenant still residing there sold his car(in the photo) in 2011 so in fairness this does not represent the current parking issue's four years on.

Currently in Cuffley there are 2 Indian Restaurants, 1 Chinese, 2 Cafes, 1 pizza/Kebab and 1 fish & chip shop so this small area does not need any more takeaways or restaurants.

The developers claim they had permission for this development "over 5 years ago" this permission was (to the best of my memory) 1988 so in fact 27 years ago and was (again to memory) 1 shop and two flats not 1 shop and 5 flats, parking back then was not an issue

I understand Welwyn Hatfield Council not getting involved in legal issue's but the developer cannot legally offer any parking with this proposed development unless they breach the covenants of all our lease's in using "the retained land"

I hope you can help with this matter as this will seriously overcrowd and overpopulate this pleasant village and ruin our living conditions with pizza bikes and customers parking in this already over crowd area.

Yours sincerely



Colin Cochrane