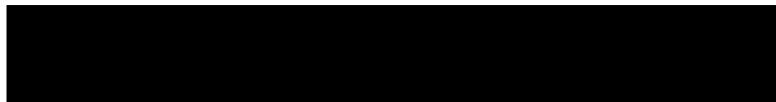


RA.



Sent: 02 April 2011 19:41
To: Planning
Subject: Welwyn Hatfield Council Online Planning - Comment

PLANNING
DEPARTMENT

- 4 APR 2011

RECEIVED

Application Number: N6/2010/2055/MA

Name: [Redacted]

Address: 1 Chedburgh
Welwyn Garden City
AL7 2PU

Comment Type: Support

Comment: The Shredded Wheat factory has been disused for several years now & is getting very dilapidated with broken/boarded-up windows so something has to be done if it is not to deteriorate further and harm the appearance of the town, so here are some alternative ideas, some of which have appeared in the WH Times:

1. re-open it as a single factory unit & hardly likely unless we undercut the Chinese in salaries/costs etc; it is old so unlikely to be readily adaptable to the modern high-tech world except at high cost (such companies are likely to prefer a custom-built factory anyway)
2. divide it up into small workshops & there were plenty vacant around Mundells and nearby roads in 2007 and now there are many more; how will you deal with the need to access the few entrances to the building by the various tenants and who will look after the common/shared areas and at what cost to each (looks like could be an expensive solution); there are several warehouses & a couple of HQs plus a demolition site all in this small area, no doubt plenty elsewhere in the borough
3. make it into an arts centre & what would it provide that Campus West does not already, is there a market for two venues so close together?
4. knock it all down, except for the listed parts, and build houses & could be very expensive demolishing a solid old building; will the developer be able to recover the costs of demolition in the sale of the dwellings at reasonable prices; would the listed parts dwarf the housing or not fit with them in terms of aesthetics?

Tesco at Oldings Corner is always overflowing with cars and customers on the rare occasions I have gone there so I can readily believe that they have outgrown that site and cannot expand it further.

People want choice in shopping venues and no doubt there are many people in WGC, including the west side, who already shop at Tesco and who would welcome an outlet closer to home.

If Tesco don't get their preferred choice of site, who is to say they would not try elsewhere in WGC, e.g. the Norton factory site which is just far enough away to ensure that people who go there would not walk across to the town centre, unlike the Shredded Wheat site?

Tesco plan to provide a swimming pool and leisure centre. We don't have a swimming pool and Gosling removed the sports facilities for the elderly, e.g. indoor bowls, some years ago, so Tesco's facilities could complement rather than compete with Gosling. Perhaps children's play areas would also be attractive.

Arch

RA/KC

From: Tracy Harvey
Sent: 04 April 2011 09:03
To: Planning
Subject: FW: Tesco - Planning Application N6/2010/2055/MA

PLANNING
DEPARTMENT
- 4 APR 2011
RECEIVED

From: Darren Bennett
Sent: 02 April 2011 20:25
To: Tracy Harvey
Subject: Fwd: Tesco - Planning Application N6/2010/2055/MA

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: 2 April 2011 20:09:21 GMT+01:00
To: [REDACTED]
Subject: Tesco - Planning Application N6/2010/2055/MA

I have already commented on the Council planning applications site and thought I should copy to you what I have said. Much negative sentiment has been expressed in letters to the WH Times.

The Shredded Wheat factory has been disused for several years now & is getting very dilapidated with broken/boarded-up windows so something has to be done if it is not to deteriorate further and harm the appearance of the town, so here are some alternative ideas, some of which have appeared in the WH Times:

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I appreciate that as Councillors you may have to be the ones who actually consider the application once it has been through the Council Planning Dept and I am not asking for any reply but just wanted to let you know my feelings. If you really weigh up the pros and cons I believe there are more positives than negatives in going ahead with Tesco's regeneration. On a slightly different tack, with Tesco in town it might make a few shops in the Howard Centre and a certain bank I have to deal with (not my own) shake up their ideas and actually open on time and staff the counter with a full array of cashiers on opening - it gets very noticeable how opening on time seems to be an optional extra, rather than the norm, and only one cashier among the three windows - what price customer service?



I Chedburgh

Welwyn Garden City

AL7 2PU

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