

General

Would like it taken into consideration when deciding on the change of use from retail (A1) to cafe/takeaway usage (A3/A5):

1. Already have many take aways in the area, various types of cuisine. Why would there be a need for another?
2. 4 existing café type places plus one that closed recently due to insufficient business & unable to sell as going concern – note this is a few doors down from the unit where planning permission been requested. Am aware that another restaurant/café is also struggling with getting business, so is there a need for another similar business in the locality.

Disturbance

Already the noise from people using Tesco and Papa Johns has an impact on the residential properties above with noise rising from the street. Concerns would be if the retail property discussed was to operate early and till late. Some of the residents work on a shift pattern which require early hr starts. Would it be prudent to consider limiting open hrs for use in case of takeaway/restaurant/café?

Fire Exit

Changes over the years to Greywell Road has left the residential properties with only two direct fire escapes, either end of the block. If a fire should break out with the units discussed (being that a kitchen would be below dwellings 50a/52a), there is a possibility that the closest fire exit could be impassable with fire/smoke.

Traffic/Parking

There is no allocated parking in the immediate area for say a fast food outlet. This could impact on the surrounding businesses that do have parking. The service road (Bordon Road) is already very busy with cars and lorries for access to retail units. Evenings this is compacted with delivery drivers for Papa Johns parking whilst collecting deliveries. The nearest stair/fire exit above the said units exits directly onto the road at the entrance to Bordon Road, which already makes it hazardous to people coming down from the properties above.

Rubbish

There are regular issues with dumped rubbish bags and in some cases fly tipping on Bordon road, especially at the entrance. Concerns would be of rubbish from a takeaway. I have personally already seen a rat run along the wall to back of Papa Johns where some rubbish bags were left out – I am not saying these were Papa Johns as they have a storage area and I see them use this regularly.

Fumes

On the plans there is provision for an extract duct for fumes at the rear. Consideration has to be given to the residents living above and that the area of Bordon Road is often very windy. Impact could be made on their standard of living with fumes/smells intruding into their property and area.