From: [redacted]
To: Control, Development (Planning)
Subject: Comment / Objection to Application 24/01953/FUL
Date: 24 November 2024 22:03:58

Dear Madam/ Sir,

I have been trying to comment on the above planning application via your portal however it shows as server error so I am unsure if it has been accepted. Please see my comment below just in case,

I wish to object to these plans on several points, most significantly regarding impact on a neighbouring amenity, lack of need for development, highway safety, traffic generation, and parking.

I am a local resident, [redacted] which is next to the proposed development and maintain an interest in the property. The intended hours of operation (6am-12am 7 days a week) I find to be excessive and intolerable given the residential nature of the area. The proposed car park borders the garden of number 1 on two sides, in fact there are marked bays directly along the side and back wall of the garden. It also borders the garden of number 2a. Noise from customers parking, shutting car doors, and pollution from engines running for all but 6hrs out of 24 will greatly impact any enjoyment of the property and make using the garden throughout the summer months far less pleasant. Other similar premises throughout the town operate under far more restricted hours, see below:

One stop Eynesbury: 7am-10pm

Tesco Express Loves Farm: 6-11pm

St Neots Food & Wine: 8am-10pm

Morrisons Daily: 7am-10pm

St Neots Mini Market 9am- 8pm

Nisa Local (Longsands) 6am-10pm

The shell garage opposite operates 24/7 with a license to sell alcohol until 12am however it is worth noting that it operates on a night pay basis from 10.30pm. The former premises of the applicant (Leys Rd) was only open until 8.30pm, presumably due to their residential location.

I am also concerned regarding noise from refrigeration units required by this kind of premises. When the pub was open, I submitted a formal complaint as they were loud enough to be heard inside number 1, the pub then subsequently closed so was not

pursued. It should be clarified where any refrigeration units will be as this is not clear to me on the plans and ensured that they are sited as far from residential properties/gardens as possible.

The former Bulls Head is sited off Cambridge St, at an already busy and dangerous junction which is used as a crossing point by children from Longsands Academy walking up Shortsands Yard. There have been several accidents here involving vehicles and people, I am concerned encouraging more car users at an already busy junction will only worsen this, making it even harder to safely pull out on to Cambridge St.

Lastly, I urge the planning department to consider if there is a genuine need for development of this nature, there are 7 convenience shops within a 0.5mile distance of this, 3 of which are within 0.3miles.

If this development goes ahead I urge you to impose a restriction on the operating hours to help mitigate against any nuisance caused to local residents, 7am-10pm would be far more appropriate.