**From:** [redacted]
**To:** Control, Development (Planning)
**Cc:** [redacted]
**Subject:** Comment / Objection to Application 24/01953/FUL
**Date:** 24 November 2024 20:52:38
**Attachments:** image001.png

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Dear Madam / Sir,

I have been trying to make comment on the planning application via the portal this weekend however I keep getting sever error on submission which I find very concerning,

Please therefore find my comment below:

**Application Reference:** 24/01953/FUL
**Address:** Public House The Bulls Head 96 Cambridge Street St Neots PE19 1PJ
**Proposal:** Demolition of single storey structure, change of use from former public house (Sui Generis) to convenience store (Use Class E) with ancillary residential accommodation above and associated access and car parking area.

**Case Officer:** Lucy Pateman

I am a **member of the public** and I **object** to the application.

**Comment:**
As the owner of 1 Shortsands Yard directly bordering this property, I am very concerned at this application in what is a conservation area and disappointed that at the licencing hearing my concerns were not taken into consideration. A licence was granted of 6am until 12am. My objection is due to noise and nuisance, ASB and road safety. The trading hours of 6am – 12pm 7days a week would severely impact the right of enjoyment of my property and others in this quiet residential area. Similar shops such as OneStop in Eynesbury, Nisa on Longsands Parade and Morrisons on Bishops road have hours such as 7am – 10pm or 6am – 10pm.
7aam-10pm would be far more suitable in a residential area and I urge you to place a restriction on the hours the premises has permission to operate. Furthermore, the proposed plan shows removal of the garden of the former Bulls Head turning the entire area into a car park that would directly border the small 16ft by 16ft garden of my property. Coupled with opening hours of 18 hours a day 365 days a year would cause constant noise and nuisance and ruin the use of the garden due to cars coming and going. The pub was only open 12pm until 11pm or 1am if they had an event on and the garden was usually quiet. Bordering a carpark is not reasonable.

I've suffered ASB often fuelled by alcohol from the other late-night shops such as the Shell petrol station. [redacted] I once again urge the planning department to reduce the permitted trading hours to reduce antisocial behaviour such as this.

There is also an issue with road safety around this junction which needs investigating as traffic coming to the shop would add to this significantly causing a danger to children coming and going from the estate to school.

Yours faithfully,

[redacted]

Kind regards,

[redacted]