

BURSTOW PARISH COUNCIL

www.burstowparishcouncil.org.uk

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Chairman

Councillor Ian Wates

Clerk to the Council

Jeannie Ryan

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The Planning Department
Tandridge District Council
Station Road East
Oxted
Surrey

2nd July 2021

Dear Sir

Burstow Parish Council would be grateful if you could take in to account our comments submitted in respect of the following application

TA/2021/960 - 4 The Parade, 9 Redehall Road, Smallfield
Change of Use of ground floor from cafe/ sandwich shop (Class E(b)) to a mixed use to allow for restaurant (Class E(b)) and takeaway (Sui Generis) with associated works including installation of extract flue to rear elevation.

The Parish Council has concerns about this proposal. We recognise, with the changes to planning use classes, that there is no longer a requirement to apply for planning consent to move from being a hairdressing salon to the provision and sale of food and drink for consumption within the premises. However, the parade of shops is located in the centre of Smallfield and is surrounded by residential homes, including flats above some of the retail units.

Concerns about noise and odour from the extractor flue could potentially be addressed by strict conditions ensuring that only the quietest unit, with suitable filters is permitted. This will not address concerns about parking and an increase in noise, anti-social behaviour, litter and parking.

The applicant refers to a public parking area to the front of the unit but does not explain the limitations of this. There is a hardstanding to the front of the parade of shops but it is not a public car park. There are also four on-street parking bays on Redehall Road directly opposite the parade of shops. The remainder of the roads in close proximity to the parade have double yellow lines. There are also two small housing developments with private roads nearby that should not be used for retail parking. Each of the premises are entitled to use only the space directly in front of their unit for customer or staff parking. That means, at best no.4 has two parking spaces available for both its customers and staff to park in. With a 20 cover seating capacity, plus offering takeaway food this will be totally inadequate to meet the needs and will lead to encroachment into other premises parking areas and/or on-street parking adjacent to a staggered 4-way junction that is well known for accidents. The applicant does not offer any indication as to how they will prevent their customers from using parking spaces belonging to the other premises or parking in the private roads. We are extremely worried that additional vehicles associated with No. 4 will have a negative impact on the retail units and the ability of residents to access their own homes through antisocial parking.

Many residents have contacted the Parish Council expressing fears about noise from people leaving the restaurant later in the evening. We have said that the applicant is not proposing to alter their trading hours of 0700 to 1600 Monday to Saturday and 0900 to 1500 on Sundays. We would be grateful if, should consent be given, that a planning condition restricting operating hours to these, is attached to the consent.

Yours faithfully

Jeannie Ryan
Clerk to Council