



Hathern Parish Council's Response to Planning Application P/23/0116/2

Hathern Parish Council has a number of serious concerns about this planning application.

The application makes much of the claim that the catering facility will be primarily for the use of residents, but clearly this is an attempt, via the back door, to gain permission for a fixed position, externally sited, public access food vending business. The applicant has stated that there is an existing kitchen on-site in the motel – why would an additional external facility be required if you are primarily catering for your residents and that can be done via the internal facility? Furthermore, there are other catering options within easy walking distance of the motel so there is no compelling argument that motel residents need an on-site facility.

The application argues that this development is aligned with a number of CBC's policies and objectives. We would strongly refute those claims:

- SO1 and CS17 – reduced car journeys/sustainable travel. The catering facility is clearly aimed to attract customers who aren't residents (that's why the opening hours are requested to be 7.30 to 23.30) and many of those will travel by car. The net impact of this development will be to increase car journeys not reduce them.
- CS6 – enhanced employment opportunities. Perversely the application states that there will be no employment opportunity afforded by this development and then claims that it is aligned with this policy.
- CS10 – business growth, especially tourism. This is stretching the bounds of credulity. We cannot see how a portacabin on a car park selling fast food can possibly increase tourism in the area – in fact it is more likely to have a detrimental impact by deterring tourists from visiting the area.



The proposed development is essentially a pre-used portacabin (it has already arrived on site and is in position) that is positioned toward the front of the motel and completely visible from the roadside. This structure is not in character with any of the surrounding properties, nor are its materials of construction and colours sympathetic with its location. We consider that it will be an eye-sore. We are also concerned that the development makes no provision for on-site waste storage or collection nor any means of disposal of foul sewage. There also appears to be no mains water or power connections.

Contrary to the impression given by the application that the development sits in a mainly business/commercial setting the area itself is primarily residential and so the issues of noise pollution, odour nuisance, and crime become more acute. We would argue that this area is not an appropriate site for a public access, external food vending business where littering, evening/late night noise and antisocial behaviour will increase as a result of the proposed development. We are already aware of ongoing antisocial behaviour around the motel area and that has had a detrimental impact on the quality of life of local residents. We note that the adjacent business (Reactive Hire) has (via its planning permission) restrictive operating hours, including no evening or night time use, as a consequence of its proximity to residential housing.

Overall, the Parish Council considers this development to be inappropriate for the residential location proposed and unnecessary in terms of serving residents on the site. It is likely to exacerbate antisocial behaviour and nuisance in the vicinity of the motel and cause further disruption to immediate neighbours. Furthermore, it does not deliver against CBC's objectives or policies as is claimed. On that basis Hathern Parish Council objects to the proposed development.

Hathern Parish Council

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