

APPENDIX 3

Hi Ann

I have received your letter relating to the proposed street trading application noted above. Please note I wish to object to the proposal on the following grounds;

- No parking plan has been included in the application to show where the proposed customers would park and I don't believe adequate parking can be achieved on the site using their existing ownership so allowing this will cause neighbourly parking issues. Please note the applicant doesn't own the land at the front of the former vets building, they don't own the access road running down the side of the former vets building and they don't own the land to the rear of the former vets building so there is nowhere for the proposed customers park. The neighbouring former vets building is in the process of being converted into 5 flats and the land at the front and rear of that building will shortly be used by the new residents so there won't be any spare parking spaces for customers to park – and they don't own that land anyway.
- Note that the road down the side of the vets building has to be kept clear at all times as it serves as the access road to the parking for the residents of meadow lane.
- Is the garage going to continue trading because if it is, it should be noted that they are already so desperate for parking that they took to just parking on the Vets land without permission which If you visit the site, you will note that concrete bollards have had to be placed down the boundary to prevent this from happening.
- By the looks of it, the only place the customers could park is on Birmingham Road and this is already a congested area that suffers from a lack of parking and is prone to traffic jams so the proposal will only add to these problems.
- The proposed use will generate unwanted noise and privacy issues in an established residential area. The former vets building is currently undergoing restoration works and will provide 5 luxury flats, 2 of which have outside space which will be right next door to the proposed so there are concerns over noise and privacy.
- The council have been insistent in previous planning permissions that any applications should not impact the current residential setting and be sympathetic to the current residential surroundings – I don't think adding a burger van achieves this so allowing it would contradict current planning policy and previous decisions made by the LPA.
- The CHARITY run community café in Alvechurch is already struggling at the moment and barely surviving so there is no need for the proposed when the services are already provided in a much more suitable commercial environment with adequate parking. By allowing the proposed you would be taking trade out the centre of Alvechurch and damaging the existing business which will have a negative impact on the community, the existing shops and the

livelihood of the employees. With 2 established cafes in Alvechurch already, there is no need for a 3rd especially if it is going to cause highways issues.

- The garage site suffers from significant amounts of Japanese knotweed which is a serious environmental concern and needs to be rectified before it spreads any further. The parish council are aware of this and so far have failed to take enforcement action. If the food van is allowed the amount of people visiting the site will dramatically increase and this will increase the spread of the JKW throughout the village unless eradicated.
- Lastly the proposed does not support the conservation area status that Alvechurch benefits from so unless the applicant can demonstrate a specific need (which they cant because there is already 2 struggling cafes in the village) then the application should be rejected.

Thanks