

Re: Change of

Use Application for a fast food takeaway business at 27 Winnington Lane, Northwich
I understand that you have a pipeline application pending in respect of the above and I would like to object to it for the principal reason of the area already being oversaturated with vans and car parking particularly at evenings and weekends when the business is likely to be at its busiest.

During evenings and weekends the area and the streets around are already overcrowded with overnight parking which includes large vans and some pavement parking. Any additional parking by staff will necessitate the equivalent permanent residents having to park even further away.

I am one of the few residents who has a large garage at the rear and a private driveway. People calling to buy or collect food will inevitably park in the driveway which is directly alongside No.27, in fact the new tenant has already done this several times and has then had to back out into heavy traffic in order to allow me to access the highway.

In fact my partner drove all the way from Sheffield but then couldn't get into my drive which was blocked by nextdoor's car. She had to pull up in the petrol station and ring me to get the vehicle moved.

Customers who pull up in my driveway will always have to back out into traffic to on the nearside of Winnington Lane with no visibility due to the parked cars. Passing traffic sometimes is moving very fast to get through the lights before they change. I have seen several collisions here in the past. It is very dangerous particularly due to the parking on the footpath and frequent parking on the double yellow lines that obscures drivers' vision, particularly at evenings and weekends.

I always back our cars into the drive so that we can exit forwards and carefully turn left. Other people who block the drive just drive in forwards, unthinking of the problems they are going to have reversing out into traffic.

A second reason is that the owner of the property, who I believe lives in Manchester, has always left the property in an unsafe state of disrepair. This includes having allowed a huge tree to seed itself and grow to about 30 feet that restricts daylight to my adjoining property and the performance of my solar panels.

This is possibly not your concern but I believe that the roots of this tree will be damaging the substructure of No 27 as it is within about 6 feet and will also be damaging to the drains of No 27 which run to the rear. The drains may struggle to cope with the excess food waste that will be generated by the business. A couple of years ago, United Utilities worked all through the night to find and repair a collapse in the main drains to the rear, which were old and unmapped by them up till that time.

The neighbouring properties are extremely close to No 27 and the smell will be a big issue, particularly for the people who do not eat processed food. Also the extra noise of people coming and going late at night will disturb the peace at this end of the street, particularly my property which is so close.

I am not opposed to fast food outlets in particular, I just think this location is unsuitable due to the high concentration of housing and car parking. Pete's chippy for instance, on the opposite side of Winnington Lane is, in my opinion, an example of a good location as it has a car park to the side and rear and is detached from neighbouring properties.

I appreciate your time in considering this. I would be grateful if you did not publish my name and address.

Thank you very much.

