

S/4644/18/FL Retrospective planning permission for various minor external alterations to existing restaurant Fourwentways, Newmarket Road, Little Abington. CB21 6AP

Little Abington Parish Council strongly objects to this retrospective planning application and requests the SCDC Planning Committee to visit the site so that officers and elected representatives can fully appreciate the concerns of local residents and understand the reasons for the strength of feelings about the condition of the Fourwentways site.

The Parish Council was concerned about the paucity of information in this application. The description of it as "*minor external alterations*" is incorrect. The building has been significantly redesigned.

Design, appearance and materials. The external aspect of the building facing the road, the extension to include a chiller and freezer and the choice of finishing materials have had a detrimental impact to the locality and the streetscape. In addition, the area behind this "extension" is being used for storage of crates, trolleys, boxes etc. This adds to the overall tatty appearance.

The grassy seating area that was outside the Little Chef has gone thus reducing the amenity and options for eating outside. The old container near the entrance to the building should be removed.

This is a retrospective planning application. The work is already being done. Ideally the Parish Council would like the chiller and freezer extension to be removed and located it to a less visible part of the site. If this is not possible then we would ask the committee to require works to improve the visual aspect of the side of the building that faces Newmarket Road.

Litter, public health. Although some litter bins have been provided, the car parking area was not cleaned before the building work started and there is still old litter there. In addition, if customers do not use the bins new rubbish accumulates. It needs to be cleared up regularly. This includes food waste. There have been complaints about vermin which presents environmental and public health risk.

Local residents object to the "*off site*" litter that the food outlets at Fourwentways generate. As well as being an eyesore it attracts vermin. Residents regularly litter pick on the verges of the roads leading up to the A1307, Newmarket Road and Bourn Bridge Road. A large proportion of the identifiable rubbish comes from the food outlets at EG as well as the Shell Petrol Filling Station. The parish council has requested a litter bin for the top of Bourn Bridge Road so there is somewhere for residents to put the rubbish they collect. This was refused.

There have been the litter picking conditions on Burger King dating as far back as 2001. They cover an extensive area – on to the A1307, into the village and down Newmarket Road as far as the junction with the A11. If they are not still in force they need to be reinstated and applied to all the food outlets on the Fourwentways site and then properly enforced. If should this prove impossible then, as a minimum, the conditions should be the same as those at the McDonald's outlet in Sawston.

Traffic Highway safety. Arrangements for access to the site is confusing. This is dangerous. There are *No Entry* signs at the point which seems to be the most obvious way to access the restaurants and the Travelodge. Some vehicles drive through the petrol filling station forecourt. Others are confused and make dangerous manoeuvres. This, combined with high volume of lorries that park in the area, impeding access and reducing visibility as well as speeding traffic on the Newmarket Road (cars do not abide by the 50 mph speed limit) could lead to a serious accident.

Public support. The Parish Councils held a public engagement on 12 January 2019. 150 residents of Great and Little Abington signed the attached petition. This clearly demonstrates the strong feelings residents have about the conditions at Fourwentways. Over the years the Parish Council has tried hard to engage both the County Council and the District Council to make some improvements there without success. Two site meetings were held in 2018. The most recent one was in December.