

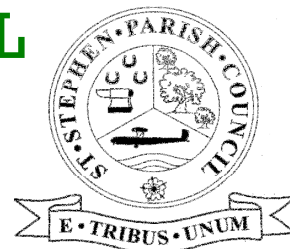
ST STEPHEN PARISH COUNCIL

Bricket Wood, Chiswell Green and Park Street

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Kate Phillips Planning Officer
St Albans District Council
St Peters Street
St Albans
Herts AL1 3JE

8 January 2015

Dear Ms Phillips

Application No: 5/2014/3155 - Land adjacent to the Three Hammer Public House, Watford Road, Chiswell Green - proposed development of Sainsbury Local convenience store

St Stephen Parish Council wish to object to the above application and support the views of local residents who also oppose the development.

The Parish Council held an open consultation evening on Wednesday 7th January and a measure of the strong feeling against this development was that the turnout was overwhelming.

Seventy consultation forms were completed all of which objected to the application.

Comments from those forms are précised below and hard copies will be forwarded under separate cover.

- ◆ There will be a loss of green space in the centre of the village. This will be contrary to Policy 75 of the District Local Plan.
- ◆ The bulk and scale will have an overbearing impact on the adjacent Listed building and the centre of the village.
- ◆ There will be a considerable impact on local shops which adequately supply local need.
- ◆ Local shops/established business should be supported.
- ◆ There will be an increase in traffic, delivery vehicles and associated pollution which is contrary to Policy 9 of the District Local Plan.
- ◆ Lorries, possibly HGV's, will be attempting to negotiate the shared car park.
- ◆ Where will the staff park?
- ◆ Potentially hazardous to pedestrians and school children due to the increased traffic.
- ◆ Chiswell Green Lane cannot cope with increased traffic.
- ◆ There will be an increase in noise.
- ◆ The Three Hammers Public House is a historic building with Listed status. Such a development and the loss of the adjacent green space will detract from the character and historic features of the oldest building in the village and will be contrary to Policy 86 of the District Local Plan.
- ◆ The development will be out of character.
- ◆ There are a lack of car parking spaces and car parking in general.
- ◆ This is inappropriate development.
- ◆ There are adequate large stores in the vicinity, Waitrose and Sainsbury within 2 miles.

- ◆ The signage and advertising will be detrimental to the local environment
- ◆ Wildlife will suffer.
- ◆ House prices may be affected.
- ◆ The traffic survey was conducted on 23rd October 2014 which was during school half term when traffic movements are considerably reduced. It therefore does not give a fair representation of the volumes of traffic.
- ◆ There is a loss of disabled parking spaces at the front of the Three Hammers PH to accommodate the new 'garden'. This is detrimental to the needs of disabled users. Currently there is no disabled access to the public house from the rear of the building.
- ◆ The two small roundabouts on the Watford Road outside the public house would provide an inadequate turning area for delivery lorries that will have to access the delivery area to the rear of the store.
- ◆ Watford Road is a busy thoroughfare for lorries, albeit there is a 7.5 ton weight restriction. This is a bus route and delivery lorries may well be forced to stop on the Watford Road for deliveries owing to the lack of 'sweep' they will require to negotiate the mini roundabouts into the car park.
- ◆ Customers using the store will be forced to park on the Watford Road due to the lack of parking in the existing pub car park which is already used to capacity.

Furthermore this Council wishes to add:

The loss of a locally popular green space in the centre of the village will be contrary to Policy 75 of the District Local Plan. The replacement of the hard surfaced area in front of the public house as a recreational area is unacceptable as this area fronts directly onto a busy road junction with the resultant noise and fumes from vehicles.

The location of a modern convenience store next to the Three Hammers Public House, a Listed building, will be out of keeping and detract from the character and historic features of the oldest building in the village, contrary to Policy 86 of the District Local Plan.

The increase in traffic, customers and deliveries to the new store between opening hours of 7am—11pm will result in an unacceptable level of noise nuisance and fumes to the detriment of the residents of the surrounding properties and will be contrary to Policy 9 of the District Local Plan.

Chiswell Green Lane is a narrow residential road. The new store will inevitably generate an unacceptable increase in traffic in this quiet road to the detriment and safety of local residents which will be contrary to Policy 34 of the District Local Plan.

It is the Council's view that a Traffic Survey carried out during the week of the October 2014 schools half term holds little weight.

St Stephen Parish Council wholeheartedly supports the residents in their views regarding this development. For the reasons given we ask that this application is **REFUSED**.

Yours sincerely

Carol Hardy

Carol Hardy
Deputy Clerk