

**Sakyi, Richard**

---

**From:** Roger Hardy [REDACTED]  
**Sent:** 27 January 2010 21:38  
**To:** Sakyi, Richard  
**Subject:** Planning application 10/00018/FUL: Comments on the proposed development  
**Importance:** High

14 Church Road  
 Sherington  
 Newport Pagnell  
 Bucks.  
 MK16 9PB

Dear Richard

Reference: Planning Application No. 10/00018/FUL  
 Proposal: Erection of a single storey building for use as a new village store and cafe (*incorporating a post office*) with new vehicular access  
 Address: Land to the right of Village Hall, Church Road, Sherington

We strongly object to the proposed development for the reasons listed below:

1. This is a commercial development in a quiet residential area and although set back from Church Road the local environmental impact will be great and will drastically change the character of Church Road. The proposed development is contrary to Milton Keynes Council (MKC) policy of segregating buildings for residential and commercial use. A development in one of the existing commercial areas of the village would be more appropriate (for example adjacent to the Cooks Farm development on the High Street, on the High Street itself or the commercial area off Water Lane).
2. The development is on a green/public open space that is subject to MKC Policy L2 addressing the Protection of Public Open Space and Existing Facilities and no alternative provision of at least equivalent size, quality, suitability and convenience has been made.
3. The existing shop is closing since it is not commercially viable: does MKC have a copy of the business plan for this application to access if the development will be a 'white elephant' leading to an abandoned empty building or to be sold on for other use?
4. The existing village shop on the High Street has been broken into several times (at least 3 occasions), building a new shop in a quiet residential area, with easy access from the road and across green open space, may promote a higher potential for break-ins during periods of closure (i.e. at night) and reduce the security of adjacent residential properties.
5. The entrance to the proposed development is immediately opposite to the access to two residential properties on the opposite side of Church Road (numbers 17 and 19) and could increase the risk of an accident – vehicle and/or pedestrian.
6. The entrance to the proposed development is on a bend where car drivers do not have a clear vision of approaching traffic – the Parish Council has previously requested residents on the 'inside' of the bend to trim their hedges low to improve line-of-site vision. In addition there has already been an incident at this corner where a child was knocked down while crossing the road and had to be taken to hospital by ambulance for treatment.
7. Church Road is not a wide road and is currently already used by local bus services in addition to school buses. There is already a weight restriction to prevent heavy traffic entering the village along Bedford Road, past Sherington Nursery. The speed of traffic up and down Church Road is at times already inappropriate for the road. Having an access road on the corner will raise safety issues.
8. Although the development proposes 20 off-road parking spaces it is likely that 'passing business' will not use them and instead park on Church Road, to save time, as happens at the current village shop in North Crawley that also has off-road parking but many passing customers park on the road. Given the width of Church Road either side of the access road to the proposed development this will cause significant congestion and raise a safety issue.
9. The application for the proposed development states there will 20 vehicle parking spaces and that there are zero existing spaces – this is incorrect; although there are no marked-out/dedicated spaces in the Village Hall car park there is already space for in excess of 20 vehicles (probably around 24 to 25, based on MKC standard parking space size). Therefore this development will restrict parking availability in addition to causing increased competition for parking. When there are weekend events at the Village Hall

- parking along Church Road can already be congested/chaotic/dangerous, reducing the off-road parking capability will exacerbate this situation and may prevent access for the local bus services (as has already occurred on a number of occasions) and increase the risk of an accident.
10. The proposed development may not comply with MKC Parking Standards with regard to the number of parking spaces required for the existing village Hall and the proposed shop/cafe/post office. Based on the floorspace of the proposed development and allowing for the mixed usage (shop and cafe) provision for around 15 parking spaces should be required. Based on the floorspace of the Village Hall provision for around 10 parking spaces should be required. The total number of parking spaces required is thus around 25. Three of the parking spaces may be used immediately by the employees working in the shop/cafe/post office.
  11. The adjacent Village Hall has more regular daytime use (playschool, dance school, youth club, in addition to being the location for voting in local and National elections) so there will be competition for the available off-road parking.
  12. Deliveries to the proposed development raise a number of issues:
    - There is no dedicated unloading bay; therefore deliveries will obstruct some of the dedicated parking spaces.
    - Delivery vehicles will either have to reverse off Church Road on to the access road or reverse off the access road into to Church Road – in either case this will be a safety issue as it will occur on a corner, possibly with parked vehicles either side of the access road, where visibility is restricted.
    - The noise from deliveries will be disturbing in a residential area; newspapers are delivered to the current village shop between 5 and 6am. If deliveries are made when the shop is closed to prevent disruption, then this could be early in the morning or in the early evening causing disruption to the surrounding residential properties.
    - If deliveries are made with a large commercial vehicle (as shown on plans, Lune Architects drawing number A0197-011) it will have a mandatory audible reversing warning that will also cause disturbance to surrounding residents.
  13. The opening hours of the proposed shop/cafe/post office, particularly in weekday mornings and on a Sunday morning, are likely to cause disturbance and nuisance to the surrounding residential properties.
  14. The 'Location and Block Plans' (Lune Architects drawing number A0197-011) for the proposed development show the elimination of the footpath in front of the village Hall (between Church Road and the Village Hall) leaving a gap of in excess of 30 metres where there is no dedicated provision for pedestrians between the downhill boundary of 10 Church Road and the far side of the access road. A footpath used by children walking up to the village school.
  15. The proposed development adjacent to a building where a Playschool is in operation during the week may raise a security risk for the children from passing customers (strangers, non-village people) who would park their vehicles close by. The development may restrict use of the outdoor play area immediately behind the Village Hall by Playschool for the same security reasons since the children would be visible and approachable as there is only a low fence (1 metre in height). Currently, according to the submitted plans for the proposed development, the development area will intrude into this outdoor play that extends 13 metres to the rear of the village hall. The space for a pedestrian path past the Village Hall and through to the remaining green open space will therefore be extremely restricted in this overlapping region.
  16. We are also concerned that should the proposed development be approved whether there would need to be a restriction on any future proposals/requests to expand the size of the development.
  17. We are also concerned that should the proposed development be approved whether there would need to be restrictions on the operational hours of use of the site to prevent use during anti-social hours and the noise and disruption this would cause to the residents. The village shop in North Crawley is currently permitted to be open from 07:00 to 20:00 Monday to Saturday and 09:00 to 16:00 on Sunday.
  18. We are also concerned that should the proposed development be approved whether there would be a restriction on proposals/requests to apply for the licensing of the shop to sell alcohol.
  19. With reference to the last two points we would also be concerned about the potential for anti-social behaviour from two points of view. Since the adjacent Village Hall is used for a Youth Club on Wednesday evenings the potential for the purchase of alcohol by people under age may become an issue. In addition, the site may become a location for the congregation of people consuming alcohol bought at the shop with the consequent disturbance and anti-social behaviour that may occur as a result. Given that Sherington village rarely receives a patrol by the Police Force there are no constraints in place to prevent or limit such behaviour.
  20. We are also concerned since it is understood that there may be signage to direct customers from the High Street to the proposed new location of the shop/cafe – will there be any restrictions on the location and size of such direction signs to prevent/limit their impact on the environment?

Yours sincerely

Joy and Roger Hardy

[REDACTED]