



Harriets End,
16, High Street,
Sherington,
MK16 9NX

3rd Feb 2010

Ref Application No 10/00018/FUL

Proposal: Erection of a single storey building for use as a new village store and café with new vehicular access at land to the right of the Village Hall ,Church Road, Sherington.

Dear Sir/Madam,

As Chairman of the Trustees of Sherington Village Hall I wish to register the Trustees objection to the above proposal for the following reasons.

The proposed car park would be inadequate for both the combined use of the Village Hall and the proposed shop, thus leading to increased parking in Church Road at a point where danger already exists due to the blind bend in the road.

We also have safety concerns with respect to the increased vehicle movements in an area which is frequented by children entering and leaving the Hall to attend the daily pre school and by those using the adjacent play area.

We understand that the shop will be a 'lock-up' with no residential accommodation thus encouraging more vandalism and criminal activity in the immediate area.

Our position is explained in more detail in the letter sent to Sherington Parish Council on the subject which is attached.

Yours sincerely,

A red rectangular box covering the signature of John Cook.

John Cook, Chairman, Sherington Village Hall Trustees.

Peter Burton,
Sherington Parish Council.

Harriets End,
16, High Street,
Sherington.
MK16 9.

Subject- Proposed shop in the vicinity of Sherington Village Hall.

Dear Peter,

Following the meeting with you and David Keene, I called the Trustees of Sherington Village Hall together to explain the Parish Council's proposal for a shop to be erected opposite the Village Hall on the southside of Church Road.

I explained that the PC were seeking an initial response from the Trustees with respect to the impact on the Village Hall and its business if the proposal was to go ahead.

Although the Trustees expressed their personal views on the viability of the project, I have summarised below where and how they felt that the Hall would be affected.

Parking

The current car park is adequate for many of the Halls activities but not for major events such as weddings, village shows etc. The legal capacity of the Hall is 120 and although some people would walk to the hall, the current car park is inadequate for larger events. The proposed car park has 18 spaces, significantly reducing the current capacity due to the marked allocation of invalid spaces and the access track down the centre. This may or may not affect the use of the Hall but it will definitely increase parking in Church Road at a point which already offers danger due to the blind bend in the road. This safety issue will be further increased by the 'one item' shoppers not bothering to enter the car park and park in a bay but park in Church Road instead.

If the proposal goes ahead, Village Hall experience shows that a gate will be needed to prevent overnight and long term parking in the new car park which will be viewed as more of a village car park than a village hall car park.

Safety

As you are aware, the Sherington Pre School is a major user of the hall and many parents use the car park when bringing and collecting their children. Being parents they are aware of the dangers of children running loose and we are not aware of any incidents to date. With shoppers coming and going the risk will be increased.

Landscape

Currently there is a pleasant open view of the play area from Church Road which will be significantly impacted by the shop and a 'town centre' type car park.

Village Hall extension

The Village Hall Management Committee continues to have requests for additional storage space for regular users. In response to these requests an outline plan exists showing an extension to the right side of the main entrance projecting into the car park. If the shop proposal was implemented, the Trustees would seek assurances from the Parish Council that such an extension could be built at the rear of the hall thus moving the existing small fenced play area back into the grassed play area.

Future contingency options

The Trustees strongly recommend that the Parish Council identifies possible uses for the proposed building in the event that the shop is found to be not viable in the future. We would obviously be concerned if it became a derelict structure.

In summary, the major objections centre around parking and increased vehicle movements and the associated impact on safety.

Yours sincerely

John Cook, Chairman, Sherington Village Hall Trustees.

c)
John Burgess
Jason Giller
Wendy Haynes
Tony Hughes
Mike Inskip
Sarah Jackson