

Dear Sir/Madam

With reference to the above appeal and in my capacity as the adjacent ward member, I wish to reiterate my objection for the above planning application.

"Whilst I support the principle that the use of existing retail parks for Drive thru restaurants is an appropriate land use, in this instance I do not believe that to be case for the following reasons:

1. The loss of parking spaces for the popular retail destination of the Range, Iceland and Argos stores is a regressive step as whilst the site presently enjoys 235 parking spaces should a further 70 spaces be lost to accommodate the drive-thru restaurant then the efficient use of the Range car-park will be hampered as a number of the users of the retail outlets will be encouraged to linger longer than they would currently, by way of frequenting the restaurant. Therefore this will add to the number of vehicles forced to drive around the reduced capacity car-park in search of a parking space at busy trading times, at the same time when more pedestrian movements through the car-park will occur as they head towards the restaurant on foot, having parked up in the Range car-park.
2. The proposed provision of 165 parking spaces represents a 30% reduction in spaces, when common-sense leads me to believe that the McDonald's drive-thru restaurant will significantly change the dynamic of the retail park at peak trading times, which will be at the detriment of the customers of the existing retail outlets.
3. I am still concerned that queueing cars for the drive-thru will back into the proposed McDonald's car-park, thereby hindering cars which need to reverse out of their parking spaces when leaving. Pedestrian and vehicle safety is in my opinion being compromised to shoe-horn a busy fast-food destination into a small parcel of land.
4. The proposed location of the drive-thru restaurant compromises our Local Planning Guidances seeking all new hot-food outlets to be at least 400 metres from a school site.

Regards
Phil Wynn