



East Preston Parish Council
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Your Ref:
Our Ref: EP/88/08/
Please ask for:
Mr M Porter

3rd July 2008

Dear Sir/Madam

The Town and Country Planning Act 1990 (as amended)

Change of use from Bank to Indian Tandoori Restaurant (A3)
27 Sea Road East Preston

Thank you for your internet comments made on 2nd July 2008 and recorded as follows:

The Planning Committee of East Preston Parish Council considered this Application at its meeting held on Monday, June 23rd. □

The Committee agreed that under Planning Legislation, there are no grounds upon which the Parish Council can object to this Application. □

HOWEVER, it would very much like the following points to be taken into consideration. □

The Parish Council has received a number of written and verbal concerns about this Planning Application. Uppermost amongst these concerns is that at least two neighbouring businesses feel that the suggested restaurant would be at odds with their own businesses, would contribute to a loss of custom and may ultimately force these businesses to close. Clearly, this would not be to the benefit of the area. □

There are already several similar restaurants within the vicinity, three within easy walking distance of the planned restaurant. There is a concern that one more might be difficult to sustain. □

The Parish Council is concerned that the District Council does everything necessary to ensure that ventilation is as good as it possibly can be, and that the ventilation itself does not cause nuisance to neighbouring businesses and householders. There are residents directly above the proposed business and new houses have just been built immediately behind. □

Page 15 of the East Preston Village Design Statement states that 'Shopfronts: should be designed to harmonise with the neighbouring styles and colours. Major changes in style of individual units should be avoided.' The Parish Council is keen to see that this is enforced. □

The figures quoted in the Design & Access statement relating to parking are incorrect. By my calculations there are only 31 parking spaces not the 35 quoted, and none are currently designated Disabled. □

Local residents have expressed concern about rats and mice in the area. A food business could potentially attract further vermin. □

East Preston has its fair share of anti-social behaviour and there is a belief that such a business may add to that share. □

I would be grateful if you could confirm that these additional comments will be considered