

February 11th 2011



Public Protection
Central Bedfordshire Council
The Council Offices
High Street North
Dunstable
LU6 1LF

Dear Sir

Change of Use : 14A Woburn Street Ampthill

The proposed change of use, to become a kebab shop, potentially poses both social and traffic hazards, namely :

1. The location of the shop is on the crest of a hill and falls within a limited parking area. There are some parking spaces available about 100metres away but these are usually fully taken by local residents.
Parking will be hazardous.

2. The late night opening, until as late as 2.00a.m., will attract customers drawn from local pubs, of which there are five or six within walking distance and more within driving distance.
These will all potentially provide a flow of both foot and vehicular traffic and bring noise over and above normal night time noise.

3. The primary operations of this business will be food preparation, cooking and serving customers. This work will be undertaken in the quieter hours of the late evening and night.

The attendant noises, and smells, will be magnified in these quiet hours causing unwanted disturbances to people living nearby.

4. The properties east along Woburn Street, from number '14A' to the junction of Dunstable Street, are a 50/50 mix of private residences and commercial businesses while the properties west of number '14A' along Woburn Street are almost all private residences.

The working hours of this proposed business will impact directly on local residents during their quieter social hours at home in the evening. (The existing catering business "Trolley Dollies" is a predominately daytime business supplying prepared food for consumption on the premises of their customers.)

5. A previous kebab van operating along Woburn Street in the vicinity of the local police station, and away from most residences was withdrawn after a variety of unofficial interventions by police and public, mostly concerning noise and litter

The proposed kebab shop will generate the same problems but this time in a more residential area causing similar problems to a potentially greater number of people.

It is my contention that the proposed kebab shop will not only create the same problems as the earlier kebab van but it will bring those disturbances to many more residents of the area. I therefore contend that this application for a kebab shop be rejected.

Yours faithfully

(Please use the enclosed stamped addressed envelope to acknowledge receipt of this letter)

Copies of this letter to:

Sarah Fortune, Central Beds Planning
PC 177 Paul Elleman c/o Ampthill Police Station