

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



24 January 2011

Dear Sirs,

Re: Changes to 14A Woburn Street, Ampthill

I have seen a notice attached to the front of the above property giving notice of a change of use to a late night cafe/fast food outlet. It would appear to be seeking consent to operate between 11pm and 2.00am variously on different nights of the week / bank holidays.

We wish to express our strong objection to this proposal on the following grounds:

1. This is a largely residential area with private housing and flats on either side and opposite these premises, and the inevitable increased noise and nuisance at such late hours will negatively impact on local residents.
2. The premises are situated on the brow of a hill and traffic visibility is restricted at this point. People parking to access the premises will cause further obstruction and this will cause noise, congestion, nuisance and potential health and safety risks. This section of Woburn Street is already subject to parking restrictions during the day to alleviate this problem during busy traffic times, but the increased use that can be anticipated by a late night food outlet will require the extension of the parking restrictions. This will then in turn cause conflict with users of the outlet who will be inclined to park illegally to "just pop in to the cafe".
3. The late night usage will attract clients coming out of bars and late night clubs who are likely to have been drinking and they will be especially noisy, rowdy and potentially aggressive. Fights and disorder are routine in such late night establishments and this quiet residential street is clearly not an appropriate location.
4. this establishment
and should planning consent be granted it would have a very negative impact on our enjoyment of our property.

Should you wish to discuss our objections further please do not hesitate to contact us by phone on in the meantime I look forward
to our objections being clearly represented to the planning committee.

Yours faithfully 