



The Planning Officer
Waverley Borough Council
Western Planning Committee
BY EMAIL

11 May 2021

Dear Sir

7 Petworth Road (PRA/2021/01044) - Objection

The Haslemere Society wishes to object to application PRA/2021/01044 on the following grounds:

1. **Noise** – the property concerned in the application is in a residential area. It is the last in a short row of shops running from the top of Haslemere High Street out along the Petworth Road. The property was previously a shop and the other commercial properties running along that road are also shops. They therefore close at 5 or 6pm and there is no noise associated with them after this time, and very little beforehand. This application is to operate a gourmet burger restaurant. This could be expected to produce more noise than a shop just from the comings and goings of customers, especially as the restaurant is to operate as both a takeaway and a sit-down restaurant. The proposed opening hours are noon to 10pm, Monday to Saturday and noon to 5pm on Sunday. There would inevitably be people coming and going until later than this time and even if they were just standing in groups chatting on the pavement that would produce a noise nuisance to the nearest neighbours, whose properties front directly onto the street. In addition, any music played by the restaurant would be likely to be audible out on the street, again affecting the neighbours. Finally, there may also be noise from the running of the extractor fan.
2. **Parking** – as Surrey Highways note, there are double yellow lines along the road outside the premises and people wishing to sit down to eat would have to park further away. However, people wanting to pick up a takeaway might well take the view that they would only be there for 10 minutes and so could park outside the property. The B2131 has significant volumes of traffic at certain times of day and residents have seen how quickly a tailback can build up when a delivery vehicle is temporarily parked along that stretch of street. Later in the day such temporary parking could also add to the noise nuisance for local residents, particularly if patrons were playing music or kept their engines running (especially during the winter) while waiting. Furthermore, should the business later decide to offer a home delivery service, this would mean further disruption to neighbours from motorcycles or other delivery vehicles waiting nearby.

3. **Rubbish** – the application makes no reference to bins for patrons to dispose of takeaway packaging. This seems essential to avoid a littering problem. However, the pavement is quite narrow here so it is not clear where a bin could be put that would not obstruct the pavement for people with pushchairs or in wheelchairs. Nor is it clear where the restaurant expects to put the council bins they refer to in the application, which are for the disposal of their own rubbish. These cannot be kept on the pavement without both obstructing the pavement and being an eyesore (other residents put their bins out one day a week for collection, but they are not routinely kept on the pavement).
4. **Smell** – the application accepts that there will be a smell of oil and burgers resulting from the operation of the business, but says this will not impact the outdoor areas “so much”. This is a residential neighbourhood; it is unacceptable to expect local residents to suffer this smell for 10 hours every day.
5. **Listed building consent – despite the inaccurate assertion in the application document, the property is Grade II listed.** It is also within the conservation area. This has implications for the siting of the proposed extractor fan both in terms of where it is routed through the external envelope of the building and making it invisible from the street. Both these issues will need to be addressed in a Listed Building Consent Application so that they can be properly assessed. Any internal alterations are likely also to need Listed Building Consent. From the documents currently available, no such application has been made. Furthermore, as it stands, the application gives no information on these matters so that it is impossible to assess them.

Some of these issues could be dealt with, e.g. by making a Listed Building Consent application with suitable siting of the extractor fan and keeping the bins at the back of the property. However, while possible solutions to the other matters can be found, such as restricting opening hours to commercial times and not allowing takeaway, these would make the enterprise unviable. The Society has therefore been forced to the conclusion that the site is simply inappropriate for the proposed venture.

The Society therefore objects to the application on the twofold grounds that the applicant has not provided sufficient information to assess important aspects of their proposal and that, based on the information they have provided, the site is wholly unsuited to the proposed business.

Yours Sincerely

A handwritten signature in black ink that reads "J. Dullaway". The signature is written in a cursive, flowing style with a large initial 'J' and a long, sweeping tail on the 'y'.

Sonja Dullaway
(on behalf of The Haslemere Society Planning Group)