

Ref: DC/12/80015/X The change of use of 120 Stanstead Road SE23 into a hot food take away (Use Class A5), together with the installation of 2 wall mounted air conditioning units and a ventilation duct on the rear elevation.

The Forest Hill Society is the local civic society for the SE23 postal district in South East London which includes the areas of Forest Hill and Honor Oak. The Society has over 400 members and campaigns on a range of issues to constantly maintain, improve and upgrade the area. Further information about the society can be found at www.foresthillsociety.com.

We write to object to the above planning application because of concerns about the large number of mopeds that will serve the takeaway unit and the noise and disruption that this will cause residents, and to safe pedestrian movement in the area. The intensity of use is not appropriate for this small cul-de-sac off Stanstead Road.

We believe that the proposals set out by the applicants and their transport management statement are contrary to saved Policy STC9 of the UDP because the number and regularity of moped use in the core opening hours will cause harm to residents living nearby, will be unsafe for pedestrians using the footway on Stanstead Road, and the mopeds will create noise and disturbance.

Policy STC9 of the saved policies of the adopted UDP (July 2004) requires that planning permission for A3 or A5 use should only be granted if certain principles are met. These include a requirement that the proposed development's location, design, parking and traffic generation are acceptable and does not conflict with other policies in the Plan. In particular the policy sets out that they should not harm the living conditions of nearby residents, including that created by noise and disturbance from users and their vehicles, smell, litter and unneighbourly opening hours; and that parking and traffic generation is not a danger to other road users, public transport operators or pedestrians.