

20260243 - Woodlands,

I am writing as a concerned local resident regarding the planning application for the redevelopment of the former Beefeater restaurant into a **McDonald's** restaurant.

While I understand that the site has historically been used as a restaurant, the operational model of a McDonald's is significantly different from that of the former Beefeater. The proposed changes will materially alter the intensity of use, the level of traffic, and the potential impact on the surrounding residential area. The site is located directly opposite residential housing and adjacent to both a public park and **St George's Church of England School**, which heightens concerns about noise, parking pressures and anti-social behaviour. My objections focus on the following areas:

1. Proposed Front Patio Area

The existing Beefeater patio was located at the rear of the premises, away from the road and neighbouring homes. The application proposes relocating the outdoor seating/patio area to the front of the building.

This change raises significant concerns. A front-facing patio area will encourage groups of people to congregate directly facing residential properties and the public highway. In practice, outdoor seating areas are often used beyond the stated closing time, particularly if they remain accessible after the restaurant closes at 22:30. This could lead to noise disturbance late into the evening.

Given the proximity to housing, this may create conditions that encourage anti-social behaviour, including loitering, littering and increased noise. Residents may consequently need to rely more frequently on police assistance, which risks drawing resources away from other parts of the town.

A more appropriate solution would be to retain any outdoor seating at the rear of the property where noise and activity would be less intrusive to nearby homes. Alternatively, if a front patio is permitted, it should be subject to strict conditions such as limited hours of use, physical barriers, and clear management responsibilities to prevent misuse after closing.

2. Parking Provision

The planning application states that there are currently nine parking spaces and that this will be reduced to seven. It is unclear what these figures represent. If this refers to employee parking, this appears wholly inadequate for the scale of staffing proposed.

The application indicates approximately 30 full-time employees and a total workforce of around 62 full time staff. It is therefore unclear where employees will park, particularly during peak shift periods. Without adequate provision, there is a strong likelihood that staff vehicles will spill into surrounding residential streets.

This would add to existing parking pressure caused by customer traffic and may result in obstructive or inconsiderate parking. The burden of managing this situation may fall on the local authority through increased enforcement activity and additional parking wardens, ultimately funded by the public.

The application would benefit from a clear and transparent parking management plan detailing:

- dedicated staff parking provision
- expected peak staffing numbers per shift
- customer parking capacity

- measures to prevent overspill parking into nearby residential roads

3. Opening Hours and Noise Impact

The proposal indicates that the restaurant will open at 06:30 every day. This is considerably earlier than the historic operating hours of the former Beefeater restaurant and represents a substantial change in how the site will affect the surrounding area.

Early morning opening will likely lead to increased traffic movements, vehicle doors closing, engines idling, delivery activity and general customer noise at a time when residents would reasonably expect a quieter environment.

Given the proximity of homes directly opposite the site, this level of early morning activity risks creating ongoing noise disturbance for residents. The impact is likely to be most noticeable during weekdays when people are preparing for work or when children are sleeping before school.

Consideration should therefore be given to a later opening time, particularly during weekdays, in order to reduce the impact on the surrounding residential community.

Conclusion

Although the site has previously operated as a restaurant, the proposed McDonald's represents a significant intensification of use that could have notable impacts on nearby residents, local parking availability and community amenity.

I respectfully request that the planning authority carefully consider these concerns and, if permission is granted, impose appropriate conditions to mitigate the potential impacts outlined above.

As a local resident, I fully support responsible development; however, it is important that any proposal properly reflects the residential nature of the surrounding area and the proximity of nearby community facilities such as the park and **St George's Church of England School**.

