

Comments for Planning Application 22/01217/REM

Application Summary

Application Number: 22/01217/REM

Address: Land At Haverhill Business Park Phoenix Road Helions Bumpstead Essex

Proposal: Application for the Approval of Reserved Matters (in respect of Access, Appearance, Landscaping, Layout and Scale) pursuant to outline planning permission 15/01477/OUT granted 04.10.2016 for: Construction of access road and the erection of a freestanding drive-thru restaurant with car parking, goal post height restrictor, customer order displays and associated works.

Case Officer: Carol Wallis

Customer Details

Name: Mr John Burns

Address: 10 Kingfisher Close, Haverhill CB9 0JW

Comment Details

Commenter Type: Councillor

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment:a) At the outline stage it was agreed that the entire Business Park, including those parts partly or wholly in Essex, would be determined by West Suffolk Council (WSC) and consulting with SCC Highways. It was agreed in the decision notice that both Braintree and WSC would have applications submitted to them at the RM stage. This has not been done because the applicant has failed to obtain pre-app advice.

b) The concept of a McDonalds I do not have a problem with.

c) The problem is with the access road. When outline was determined, the documents all state the proposed access road was designed to service warehousing not a drive-thru restaurant. The amount of traffic is considerably different between the two.

d) Bumpstead Road, despite being a 30mph limit, is notoriously known for much higher regular speeds. I monitor this exact location via a Vehicle Activated Sign (SID). Although the data is now rather old as was stopped during Covid you can view this at <https://haverhill-tc.gov.uk/residents-information/>. This same location is regular monitored by both the local police and the Suffolk SafeCam team because it has been determined as a traffic speed problem. Having an access road with multiple cars entering and exiting every hour will lead to an accident it is virtually guaranteed. This is why this application needs a traffic assessment which is sadly lacking if this access is to be used.

e) Instead there is a perfectly good entrance to the site from Phoenix Road with a safe roundabout leading to that. The applicant should be encouraged to look at the design of the site and determine why it is that road cannot be used as the access road.

f) What will Braintree do to stop the numerous waste drops made by lorry drivers once this restaurant open? Their EnvHealth officers make numerous derogatory comments on Channel 5 documentary about WSC but the lorries are in Essex.

g) What about the noise of the drive-thru speakers affecting the houses near opposite? The buildings on the other side of Bumpstead Road had to carry out a full acoustic assessment. Having higher acoustic fencing will resolve this.

h) I have difficulty understanding the drawing for the delivery lorries. It looks like the lorries will mingle with the drive-thru traffic and then not be able to get out if there is a queue.

i) There is very limited in the way of EV charging points considering the expected lifetime of this restaurant. the A1017 is a route between Colchester and Cambridge. Users will want to recharge their vehicles whilst recharging their stomachs.

j) Bumpstead Road is a joint responsibility road between Essex CC and Suffolk CC but the latter appears not to have been consulted other than some strange reference to Waste and Minerals.

k) If the access road proposed is agreed then there should be at least a no right turn from the north along Bumpstead Road requiring vehicles to go around the roundabout first. This does not solve slow moving traffic exiting the site being side-swiped by vehicles travelling in excess of 30mph.