

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: Further my previous submission can I point you to a classic case of where McDonald's causes problems on the highway due to bad planning. This is also in Essex so Essex Highways need to consider that before dismissing as of little consequence.

The northbound slip road at junction 7 of the M11 regularly backs up because of people queuing to use the drive-thru at the McDonald's on the London Road tailing back onto the roundabout with others wanting to reach Epping and Harlow being forced to wait for them to move.

So much so that McDonald's have now employed staff to steward the queue and turn people around if it gets to that stage.

This is exactly the scenario here with the potential for queuing traffic back onto Bumpstead Road, around the roundabout and back onto the bypass. HGV vehicles attempting to reach Culina, which operates on a just in time principle, will be forced to queue on the bypass which itself will be a danger. Bumpstead Road has a steep contour incline and this affects the speed of road users.

Even more reason that the entrance to the site is situated off Phoenix Road and redesigned such that queuing such as this cannot be allowed to happen unless McDonald's are willing to employ staff to manage the queues.

Can I also point out that I cannot see any evidence of opening hours proposed. I note there is a

separate advertisement application which must be considered with this one so it does not affect nearby resident's nighttime amenity.