**Loss of Light /Overshadowing**

The proposed development is a lot higher than the existing building, particularly for those properties directly adjacent, and more so for the bungalow on the opposite corner.

What are the covenants concerning the height of any building on this site. I believe there maybe one in place.

**Adequacy of parking/loading/turning - Highway safety - Traffic Generation - Noise and disturbance**

Providing 8 car parking spaces to the front entrance does not mean that people will use them. The proposal is for a convenience store, customers will be coming & going all the time and will look for the quickest & easiest way to park their cars. Entry & exit to the car park will prove to be difficult and unsafe as there isn’t enough space for cars to manoeuvre into or out of a parking space. Cars will be unable to enter or exit off, or onto, the busy Cardiff Road until one car has already exited or entered and parked. This will back up traffic on a blind bend on a busy main road raising serious safety issues for pedestrians, cyclists and motor vehicles. The existing car park was never used by patients of the Health Centre for this reason and staff always parked in Orchard Crescent. It may have been a nice idea back in the 1960s when the Health Centre was built but it certainly became increasingly inadequate over the years with the increasing volume of traffic and the size of some private cars.

Therefore, customers will not bother with the car park and just park up on the pavement of Cardiff Road or, once again, in Orchard Crescent. After living in the close for over thirty years I have first-hand experience of just how inconsiderate people can be in order to park their cars as close to an entrance as is possible. This caused chaos on a daily basis without any thought for residents. Obstructing resident’s driveways, parking on double yellow lines and across drop-down kerbs, parking totally on the pavement obstructing both pedestrians & through traffic was the norm. On many occasions Council service vehicles and even residents leaving or returning home have been unable to get through the gaps left, people have been forced to walk in the road to get pass. What if an emergency service is required? I have plenty of photographic evidence of the chaos caused in Orchard Crescent and will send these photos as separate attachments. I have attended numerous PACT meetings with local councillors in the past in an effort to resolve the problems and to get the parking policed. In January 2011, Mr Ian Johnson (Operational Manager Highways and Engineering) visited me and stated that the issues of parking were a Police matter but I could have a H-Bar provided across my driveway for £161.80. I proceeded with this hoping it would act as a deterrent, but as you will see from some of the photos, most people couldn’t care less. One local Community Police Officer covering Penarth, Llandough, Dinas Powys is not going to provide effective policing.

Moving on, the area does not need another convenience store. We already have a large Nisa store about 100 yards away which offers plenty of off-road parking to the front and a large car park to the rear. It’s also open 7 days a week and for long hours. A small Spar is also available in the petrol station, opposite Nisa, which is also open 7 days a week for long hours. A Tesco Express is also available over the Murch in Castle Drive, again 7 days a week for long hours. This also has a car park behind but despite the car park, local councillors are aware how much disruption local residents have suffered because of inconsiderate parking by customers not prepared to use the car park. As I said, having car parking spaces does not mean people will use them in the real world.

It would be totally unsuitable for large delivery lorries to access or off-load in Orchard Crescent – the alternative then being that they will stop on the main Cardiff Road causing a significant safety issue. There is a narrow entrance into the Crescent with room for only one car at a time to pass when other cars are parked. When the surgery was open cars could not enter/exit Cardiff Road from/into Orchard Crescent safely due to cars parking on the double yellow lines right up to the junction (see photos). This obviously backs up traffic on the bend. Any delivery vehicle would totally block entry & exit to the Crescent. It’s also a Cul-de-sac meaning any delivery lorries would have to drive to the end of the Crescent and then try to turn around in the confined space. There is also the issue of noise & disturbance of early morning deliveries including weekends.

The proposed development would be open 7 days a week, for long hours, late into the night. This is of real concern as there will be no respite for residents from the constant flow of traffic with the associated noise, along with noise from car doors banging shut, and people talking to each other or on mobile phones outside private residences.

The proposal identifies two parking spaces for a Two Bedroom Flat and a One Bedroom Flat – clearly this is totally inadequate Potentially there could be 4 people living in the 2 bed flat, and a further 2 people living in the one bed flat. This could result in 6 cars requiring parking. Visitors to the flats will also need to park, staff for the shop will have to park. Orchard Crescent is already used as an overflow car park for residents of Cardiff Road due to the number of vehicles per household these days and the additional parking required would lead to severe congestion. Our concern is once again that service vehicles, or more importantly emergency vehicles, will not be able to access the Crescent to reach residents.

This is a residential area, and the fact that the Health Centre has had to be relocated supports the view that this site is now unsuitable for a commercial or public-use building for all of the above reasons. Please see all the photos that I have sent by three separate emails to highlight the issues of parking/loading/turning, highway safety, traffic generation, noise & nuisance for any proposed commercial venture on this site.