

Other Objections

Objector 1 Pulse Youth

Dear Sir / Madam,

I am writing in regards to the above licensing application in order to express concern that it may have a significant impact on activities we run at the Conniburrow Community Centre on Friday evenings during school term time.

The presence of a fast food van gives us concern that the area would become a 'hang out' for those either waiting on food to collect or as somewhat of a social space in a less than suitable area, being so close to a Youth Drop In Centre. A large part of our culture at Youth Cafe is to ensure young people feel safe within our venue and within the immediate area surrounding the project. Having this new venture operating within such close proximity would be wholly unsuitable and could cause antisocial behaviour issues going forward. We believe the proposed proximity of operation to be that of 38metres from our venue entrance and would therefore strongly recommend that this be located elsewhere in a more suitable area to facilitate such a venture.

We ask that you please consider the above concern when reviewing this application for licensing.

Many Thanks

Marco Loxley
Pulse, Director

Objector 2: GB Fitness

Good afternoon,

I have been made aware of this above proposal for a chip van on weekday evenings 5-8pm park at Conniburrow community centre. I concur with the Great Linford Parish Council and their comments which I have copied below, in addition I would also like to add from my business, GB1fitness, point of view:

I run a fitness business from the community centre sports court (MUGA), in the evenings from 5:15pm through to 7:30pm . My attendances for these classes can top

30 people, even on cold, dark and wet nights like last week I had 25-30 in the evenings. With the large attendances comes cars, traffic and parking, by allowing a chip van to anchor up between 5-8pm at the community centre, this will cause further issues with parking and gridlock with incoming traffic, impacting an established good-health related business to support a business against the grain of a healthy lifestyle. Now I've nothing against fish and chips, but as stated in the GLPC response, there can be better locations which won't impact a business trying to support the the under pressure NHS to improve peoples health.

Option 1: Find another location for the chip van to allow GB1fitness space (members traffic & parking) to continue to flourish improving peoples current and future health and fitness, supporting the under pressure NHS

or

Option 2: Allow the chip van to anchor up outside the community centre, removing parking, increasing the flow of traffic for incoming and outgoing GB1fitness members, and of course local residents, while encouraging people to consume a less than healthy food option.

Thank you
Graeme Bickle
GB1fitness

Objector 3

From: Asma Moustouai <Community Welfare Action >

Dear Licensing,

I hope this email finds you well.

I am writing to address concerns about the trader license application and its potential impact on the work HCWA is doing in partnership with Great Linford Parish Council (GLPC) to improve and promote community facilities, especially the basketball court, which is within walking distance of the Homework Club.

Our shared goal is to encourage youth engagement in healthy, constructive activities. We believe the license application should be evaluated in this context and raise the following considerations:

- **Youth-Focused Venue Classification:**
The basketball court and nearby facilities serve as vital resources for youth, akin to schools or academies. Trading restrictions within 250 meters of such spaces should apply here.

- **Proximity to Key Facilities:**
The proposed parking spot for the trader is only 38 meters from the Centre's front door and 75 meters from the Café, impacting accessibility and activities.
- **Conflicting Objectives:**
The trader's offerings may conflict with the healthy lifestyle messages GLPC and partners, including HCWA, are promoting to young people.
- **Safety Concerns:**
A trader's presence may inadvertently create a hangout spot, introducing distractions and safety concerns for the young people we are encouraging to use the Centre and surrounding areas.
- **Limited Parking:**
Public parking near the community centre is already constrained, often used by office workers. Losing additional spaces to a trader exacerbates access issues for Centre users.
- **Traffic and Litter Impact:**
A trader in this location could increase vehicular traffic and exacerbate litter issues, which GLPC caretakers already manage daily near the MUGA.

The GLPC and its partners are committed to creating a safe, healthy, and accessible environment for residents in this area, which is within the deprivation indices. The Centre and Hub play a critical role in achieving these aims, focusing on providing spaces where all community members, especially youth, can thrive.

We believe an alternative location for the trader would better align with the objectives and ethos of the Centre and the Hub while preserving the progress made in youth engagement and promoting healthy activities.

We appreciate your understanding and support in this matter and look forward to your response.

Kind Regards
Asma

Objector 4: Cllr Onan

From: Christine Onan

To whom it may concern

I am writing in connection with the licence application to trade at the Community Centre area on Conniburrow Boulevard and understand you may have already received suggestions of suitable alternative location on the estate giving the reasons why.

I would like to request that when you consider this application, alternative sites on the estate are considered. There will most certainly be a popular demand as it is a variation of the takeaways and streetfood in the area with no other outlet competing with the same hot food. The points to consider would be:

- The Community Centre holds activities at daytime and evening with children under 18 unsupervised and are vulnerable with the pass through traffic it will bring once the business is established. It would make it difficult to manage safeguarding for those holding events under 18 to supervise their young users outside the building amongst unknown members of the public passing by on foot or other transport.
- Some customers may linger around where the under 18s are while they stay and eat their food
- As the business becomes established it is likely to bring additional traffic in to the estate once people know the takeaway is there as people visit to pick up food on the way home from work or to it. This will be a hazard to children under 18 and potentially vulnerable adults who use the centre
- the parking spaces at the community centre are limited and the kitchen plus van and customer cars will be in the way of community centre users
- On viewing the new MacDonalDs on the H3, there is an increase of food waste and packaging and leftover along the verge and also on Brecklands where they eat in their vehicle and throw the remains out of their window. This will attract vermin and leaves the work of clearing up to the Rangers/Park Trust or Parish Council
- It will create a division between the under 18s who have the means to buy a takeaway and those that cannot. The spirit of the activities in the Community Centre for under 18s is participation and inclusion.

A more suitable location would be first left in to Conniburrow from the V8 and then left again in to Yarrow Place. There is a large space big enough for a takeaway van plus spaces for people dropping in on the way home from work without impinging Conniburrow. Conniburrow residents will still have the choice to use it and it is a well lit area. The exit out is again easy without driving near any unsupervised under 18s as it is first right at the roundabout back on to the V8 or to home if they live on the estate. This location would be easier for a takeaway van to navigate through the estate as well as customers.

Thanking you in advance for considering my email.

Kind regards,

Chris

Objector 5 Mark Howes

Hi, I've been made aware of an application for a chip van to trade near the community centre at Conniburrow. I attend GB1 fitness classes which are held in the outdoor court at the community centre. These classes are well attended (upto 30 people per session) and provide an opportunity for members of the local community to improve their health and fitness. Traffic and parking can already be an issue at this location and the introduction of a chip van will only make matters worse and impact the local community. I would suggest that an alternative location needs to be found if a chip van is to operate in Conniburrow. I would strongly urge the council to give priority to an established business that supports healthy lifestyles over a business that promotes an unhealthy diet. Thanks for considering my views.

Mark Howes