

Dear Sir or Madam

I am writing in regards to the application to site a permanent Burger Van outside the Station Inn, Nantgarw Road, Caerphilly. As a resident within 100m of the premises I have concerns regarding the application.

I only found out about this application today, no attempts have been made to consult residents.

My concerns are:

Parking- residents at \*\*\*, \*\*\*, myself (\*\*\*) and \*\*\* Nantgarw Road have had a long standing agreement (20 years+) with previous landlords and owners of the pub that we can use their car park. I understand from my neighbours although no one has approached me personally that this will no longer be the case.

As there are double yellow lines outside the properties on my section of the road and despite repeated requests, the Highways department of Caerphilly council have failed to make the rear access lane safe and fit for parking cars, this means we will lose our only means of parking our vehicles.

The double yellow lines are already routinely ignored by customers of the convenience store sited at 232 Nantgarw Road and I fear a takeaway sited next door will cause further issues. Customers of the shop also use the pub car park which will lead to further congestion of the main road if they are unable to continue to do so.

Noise nuisance: As residents we already put up with considerable noise on occasions emanating from the pub, both from loud music played in the beer garden and loud customers shouting and arguing into the night outside the premises and our houses and the occasional drunk who likes to bang on our windows as they pass. We make no complaints as we try to support a local business but I fear that there will be an increase in such noise if the buger van is permitted to trade until 10pm.

Pollution: Rubbish builds up on a regular basis due to the infrequent emptying of the sole bin outside the shop, any increase in disposable food packaging will further blight the street.

Smell: The smell of food cooking outside for 14 hours a day will no doubt spread to nearby properties. I don't think it's acceptable to expect residents to accept this as we have already been made to accept the smoke pollution and smell from the biomass burner installed in the Wood supply premises behind our properties which was granted planning permission retrospectively despite residents' complaints about the effect on our health. It is already the case that we have to keep our windows and doors shut due to the smell of burning wood and smoke and I feel that the addition of the smell produced by outdoor cooking and I'm assuming a generator will make the situation intolerable.

I feel that although I would like to support the decision to award a licence in principle, there are too many potential negatives to myself and my neighbours' households.

At the very least, if the licence is granted, mitigations need to be put in place to address the issues I have raised- in particular resident's parking. Making the rear lane a safe and secure residential parking area would have to be a priority of the Council as I fear we will have nowhere else to turn but to park on the double yellow lines on the main road.

Please keep me updated as to any decisions regarding this application.

Sincerely