



Windmill Park Residents Association

Dear Councillor Williams.

windmillra@yahoo.com

Re: Planning Application 17/0011.

I shall be addressing the planning committee on the 13th June 2016, 6pm, for the '5 minute' period to speak against this application.

I will be OBJECTING to this application on behalf of the residents as secretary of Windmill Park Residents Assn and as a resident.

I have registered a lengthy document of objection. I respectfully request that this be looked at and the other objections, not all from residents, Mark Menzies MP and Chief Traffic Officers report of March 2016. These all request the application to be refused.

As 5 minutes is a tight period to put all the salient facts forward:
I wish to clarify the following points:

The site is over Blackpool and Fylde boundaries.

Home numbers 1 and 2 are in Blackpool, these would be the entrance and exit point to the proposed COSTA.

The traffic to enter the 'Drive Thru' has to first drive through the garage forecourt and fuelling points! This is hazardous as it only takes 1-2 cars at the present to create back fill on to Preston New Rd (Chief of Highways letter March 2016).

The site has been licensed (documented) since 1961 including residential homes.

The homes are not rented or leased. They are owner owned.

The site has been leased to run as a business, not the homes.

The business lease holder is the site owner and the person ground rent is paid to.
The site owner can change every 10 year term. It does not mean we have to move.

The business lease is on a 10 year term per site owner. I am on my 3rd site owner, therefore, 30 years.

The site owner is not the land owner.

The land was sold to ELF/TOTAL, 1989, from Mr J Kirkham, Whyndyke Farm, with several covenants to maintain the site as is. Then ELF/TOTAL was purchased by

ESSO who are RONTEC. RONTEC became the land owners as a piece of their purchasing the 500 ESSO stations in the UK, not as a business.

The homes are band 'A' council Tax in both Blackpool and Fylde.

My Agreement under the Mobile Homes Act has permanent planning permission and is not governed by a lease. This document is a legal document. I will pursue this with my solicitor if the application is passed.

It would have been foolish for any home to be purchased knowing that you would have to 'go' after a maximum period of 10 years! My home has been here since 1984.

My documentation states I have a right to stay on the site indefinitely.

I am the youngest at 61 years.

We only discovered the question of our homes being demolished as a passing comment on the planning notification application itself as posted by the council.

All residents would require emergency housing from each council if the end result was to evict. All would need ground floor and 3-4 would require care homes as they are in NHS care packages, visited 3 times a day with outreach day care transport.

The surrounding area is having 1200 homes built and Berkshire homes are building homes on Clifton Rd.

The question of more homes are needed in the UK: seems strange that during this period of building 12 aged infirm people could be evicted to start again at 60-80 years old, with no funds, to make way for another COSTA outlet.

The garage already HAS a COSTA outlet in the shop. (Enclosed additional article on COSTA outlets). The council recently granted a COSTA outlet on Whitegate Dr (LIDL).

There are to-date 7 COSTA outlets within 2-4 miles of my home.

RONTECs application for a SUBWAY at the same garage was rejected because it would substantially be dangerous to traffic, this was only for 6 cars, and the COSTA is for 20++ cars.

The size of the new proposed site is irrelevant as the IN/OUT access is the same as it was for the refused 6 car plan and cannot be altered.

The 'T' junction is going to become a major 'X' road, 4 lanes East/West, to the new town and 8 lanes North/South. At present some, 11500-13000 vehicles per 24 hour period pass the ESSO garage.

I will end here as I wished to bring to your attention the importance of our homes 'v' coffee.

I feel it is important Blackpool refuse the application as it halts the Fylde application as there would be no access to the COSTA, it would be a 'land locked' parcel of land.

I respectfully and with good grace request you OBJECT and REFUSE this planning application

I look forward to addressing the committee and if allowed to answer any questions.

Steven Roy Gratrix. (Secretary)
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S. Gratrix 4/6/17

We're drowning in coffee shops: spa town fury as their ELEVENTH Costa opens



By Tom Payne

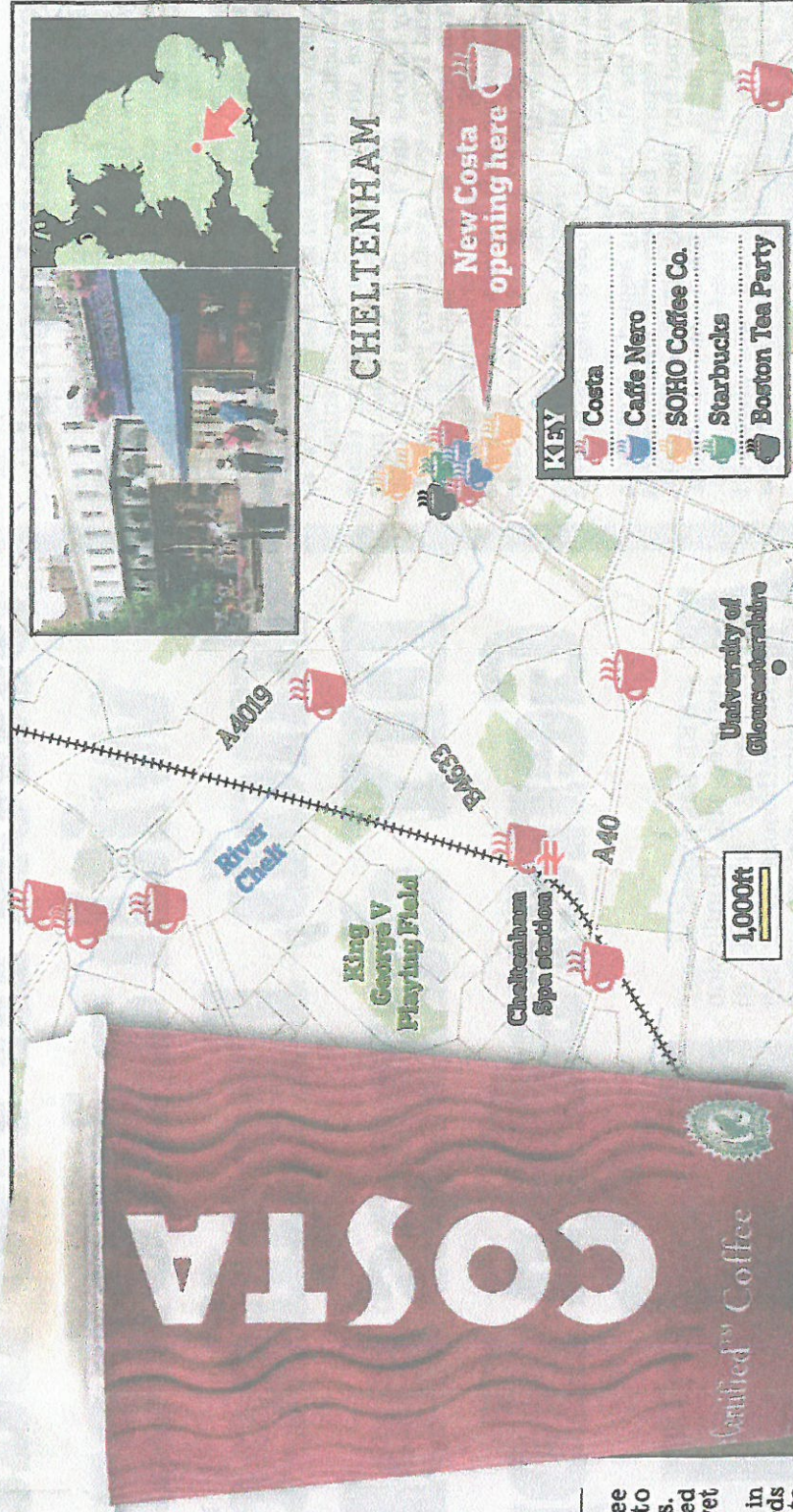
THEY already had 18 big-chain coffee shops in their town centre, not to mention a range of independent cafes. So residents of Cheltenham complained of 'total overkill' as Costa Coffee opened yet another one yesterday.

The new outlet is the company's 11th in the affluent spa town and is just 350 yards from another Costa. It is also right next to a branch of rival big-name SOHO Coffee.

Critics said it was further evidence of the unstoppable spread of coffee shops. Three new ones opened in Britain every day last year, bringing the total above 23,000.

It is easier for big chains to open than smaller independents because they can afford to pay high business rates for town centre premises. The number of Costas nationwide has jumped from 658 in 2010 to more than 3,400.

The 11 outlets in Cheltenham include express machines in petrol stations and supermarkets as well as stand-alone stores. The town also already has four SOHO Coffees, two Caffe Neros, a Starbucks and a Boston Tea Party branch. Independent cof-



fee shop owners expressed their dismay at the new Costa.

Sue Atkinson, 61, who has run Andersons Coffee House for 12 years, said she may have to close after a drop in business, adding: 'It's heartbreaking. In the last couple of years I've seen three other cafes close down in my street alone, and I'm about to be the fourth. I'm just gutted - it's all well and good people saying that they would support local business, but they just don't.'

Another cafe owner, who asked not to be named, said: 'I don't know why the planning people allow it. You hear all these people in town moaning about it, but there's nothing we can do to stop it.' Shoppers said

the high street is suffering as coffee chains take over. Jane Brady, 67, said: 'It is total overkill. There's no decent shops left, it's all coffee shops. I'm amazed there is enough demand for all that coffee.'

Tom Nesbitt, 27, said it was 'ridiculous' and Peter Dobson, 51, said: 'Some of these places are next door to each other. Why on earth would you need two in a row?'

A survey of 300 Cheltenham residents by a local newspaper found 72 per cent felt they could do without the new Costa.

Councillor Garth Barnes agreed and accused the brand of 'over-egging it', adding: 'They're appearing on every available street corner countrywide. We have a lot of

well-used independent coffee shops and I would hope that people would continue to support our home-grown businesses.'

Responding to the criticism, Costa cited research by consultants Allegra Strategies saying coffee shops 'improve the vitality of town centres'.

A spokesman also argued that the new branch is only their second stand-alone shop in the centre of Cheltenham, with their other outlets including a concession within a Waterstones, one in a retail park and five small express outlets.

There was similar outrage last month when Starbucks announced plans to open its fourth branch on Cardiff's high street.