

To: RBC Planning Dept, fao Ailsa Pack    Re: Application RU.24/0970 (2, Egham Hill)

The Egham Residents' Association objects to the planning application RU.24/0970 (2, Egham Hill) for variation of Condition (3) in the decision for RU.24/0002 'Change of Use from Restaurant to Mixed Use Restaurant with Takeaway etc.'

Condition 3 relates to hours of use *ie "The premises hereby approved shall not be open to customers outside the following hours: 07:00 to 22:30 Mondays to Fridays, 08:00 to 23:30 Saturdays, 09:00 to 18:00 Sundays and Bank Holidays"* and the Reason given is: *"To protect the residential amenities of the neighbouring properties and to comply with Policies EE1 and EE2 of the Runnymede 2030 Local Plan and guidance within the NPPF."*

We consider the original RBC approval for a take-away fast-food business at 2, Egham Hill (RU.24/0002) to be negligent of community concerns, given the likelihood of traffic accumulation at the roundabout, parking exacerbation in the vicinity, danger for pedestrians and environmental impacts. It was a shameful decision.

Therefore we certainly oppose any relaxation of condition (3), considering that the approval for RU.24/0002 itself defies the RBC Local Plan Policy EE1 to *"Ensure no adverse impact on the amenities of occupiers of neighbouring property"* and is counter to the NPPF exhortation that *"good planning should contribute positively to making places better for people"*. A fast-food takeaway on the roundabout at the bottom of Egham Hill, the main entrance to Egham from the west, is not good for people; to recommend it and to allow it was bad planning. To allow relaxation of the times-for-opening constraints would make bad planning worse.

Sincerely,            William Burgess, Chair: Egham Residents' Association (ERA, c/o 35 Crown Street, Egham, Surrey)