



Marsden has a good mix of shops, bars, cafes and restaurants that serve both local residents and visitors well. I refute the notion, made in the applicants' design & access statement, that small shops within local centres will necessarily come and go whilst an evening time dining establishment would necessarily be a success and welcomed by all. The Post Office, Bits & Pieces clothes shop and the newsagents are examples of businesses along this row, 1-13 Peel Street, that have been trading successfully for decades whilst a Tapas Bar restaurant, 1 Peel Street, that opened between 16.00 – 22.00hrs repeatedly failed.

The fact that the previous business operating from the premises at 5 Peel Street, the grocers 'Fresh n Fruity', was a very popular independent business that sold local produce to the community, provided employment to local people and only closed owing to personal circumstances, also shows that there is a demand for such independent shops in the village.

A number of residents live above the business properties to 1,3,5,7,11 Peel Street. The businesses below are largely closed by early evening, so any resulting noise pollution is generally kept to a minimum and is within more reasonable hours. The proposed change of use of 5 Peel Street, to a restaurant opening into the evening (no specific times given) would potentially upset the current balance, increase the level of noise at night and so compromise nearby residents enjoying the peace and quiet of their homes. When one establishment has occasionally held events until late at night the level of noise has been unacceptable to residents, even though the ceiling to their business premises is said to be sound proofed.

When people moved into their homes, they were aware that there was a good mix of business premises along 1-13 Peel Street. It is important to maintain that balance of different business types to ensure that they can continue to enjoy the tranquillity of their homes and ensure their continued health and wellbeing. Currently three of the eight establishments operating along this 75-metre stretch of Peel Street, from 1-15, already serve food and drinks into the evening. The applicant gives no specific details of any opening times, stating only in the design and access statement that they propose to be able to hold evening time dining at the premises.

What measures would be in place to ensure that the odours from the restaurant do not have a negative impact on the neighbouring residents. Ensuring that they are able to leave their windows and doors open, particularly in the summer months. The residents living at 1,3,5,7,11 Peel Street pass over land, to the rear of 1-13 Peel Street, to gain access to their homes and park their cars. The proposed location of the kitchen extract fan would further reduce the parking space available to the rear of 5 Peel Street. Any subsequent encroachment by the residents parked car into a very narrow lane would cause vehicle access problems for some of the other residents.