

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5915/P	Ghulam Farid	15/02/2020 14:00:53	PETITNOBJ E	<p>I am the owner of the business at 95 Fairfax Road, Savemore Food &amp; Wine. Having been running my business here since 1987, I speak not just for myself but for the surrounding locals, residents and businesses alike. We firmly and wholeheartedly object to the grant of an A3 use for a bakery at 93 Fairfax Road.</p> <p>We in unity, object to it for the following reasons:</p> <p>1) There is already a saturated presence of cafes/bars/restaurants/eating places on Fairfax Road, Fairhazel Gardens and then the high street (Finchley Road) with many more places just up the road. Over the years quite a few places have opened and shut due to the difficulty in surviving. Current businesses operating are already struggling to stay afloat.</p> <p>Whilst the stated use is a bakery, there will be seating area for hot &amp; cold food, as well as beverages. People who purchase an item/items from here, will not then walk in to my business or similar place serving food/drink to purchase something else. I fear not only for myself but fellow businessmen/businesswomen for the domino effect of having another business operating very similarly to the many already existing. With the economic climate the toughest it has been, along with the implications of Brexit; this could be the final straw for many struggling to stay open.</p> <p>2) In terms of local businesses and residents, finding adequate parking space is a big issue. A bakery would only increase this problem. Deliveries and other vehicles pertinent to the bakery would stop outside where there already is a shortage of parking bays.</p> <p>3) A bakery would make use of heavy machinery, such as ovens for baking or cold rooms for storage. These make a lot of noise, especially in the early hours in the morning before the business opens. Above my shop and 93 Fairfax Road, there are residents in the flats who are quite elderly and frail, as well as young children and infants. The clang of heavy doors, crates being picked up and put down, beeping timers and many other noisy items are disturbing to them. It is inconsiderate to downplay, or not give due thought to, the sleep disruption they will suffer from and have their quality of life affected. Many years ago, my business had a wholesale bakery oven to cook and sell fresh croissants and other pastries. At the pleas of the residents above, due to the noise as well as the smell from the food being not pleasant to all, I decided to take the ethical decision to remove it from my premises. Financially it was not beneficial, but not all decisions should be made based on financial reasons.</p> <p>4) Significantly affecting the locals and the environment, will be the potential problems of waste and pollution. A bakery is not only going to have smells emanating from it that are not pleasant to all but, will also inevitably attract pests and rodents. This issue is not only hazardous and problematic to the neighbouring businesses but can even cause them to close. Waste, if not handled properly, will only exacerbate the issue mentioned above.</p> <p>People also buying food from the bakery, namely bread, is a popular choice of food given to pigeons. The bakery cannot control the issue of people potentially giving their leftovers to pigeons outside the premises or in the surrounding vicinity. There is the very real chance of a significant number of pigeons flying into the area daily picking up on leftover pieces of bread and other food items from the bakery. There will inevitably be a large increase in bird droppings on the pavements and roads, which will affect the pleasantness of the area and hinder other businesses as potential customers may be put off from attending. The duty for cleaning and maintaining the pavements and roads will fall on the council. I am sure the resources and time of the council could be better spent elsewhere.</p>

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On the issue of waste and smell, seagulls will undoubtedly also be attracted to the area and particularly the bakery premises. Seagulls are significantly loud and noisy species who cannot be tamed or prevented from perching on the rooftops. To link back to the issue mentioned further above, the rooftops are those of the residential flats above the businesses. Again, I'd query what happens to the quality of life of the residents, specifically the elderly or those with young children?

5) A bakery with hot drinks is basically another café. They will inevitably sell sandwiches, pastries, tea and coffee. These places are extremely popular with smokers, who will sit outside the bakery daily smoking whilst they consume their food and drink. To the other side of my business, I already have had issues with people sitting outside smoking, littering the pavement with butt ends and the wind taking the smell of smoke toward my premises. This significantly affects my business, detracting potential customers. Having this issue on both sides of my business would be hugely detrimental and have an untold effect on the sustainability of my business. This issue also affects the residents above the premises. Once again, I'll highlight the issue of quality of life affected for them. And again, the issue of keeping the environment clean and tidy from cigarette butt-ends, ashes and stains will fall heavily on the council. Surely, the efforts and resources of the council could be more beneficially used elsewhere?

Considering the above reasons, if the council was to act fair and rationally, for the greater good and for the benefit of most people, the A3 use for a bakery at 93 Fairfax Road would not be granted. I implore the council to think carefully of the ramifications and conduct a full investigation and survey of the area, before making any decision. I am confident the same issues mentioned above would come to the fore.

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