

I am opposed to this application and believe it should be denied for the following reasons: 1. Steele Road has been designated as strategic industrial land by The Old Oak Park Royal Development Corporation OPDC - The Local Plan, The Mayor of London - The London Plan and Brent Council. The provision of such a venue with Alcohol license with entertainment does not benefit this and would have a negative effect on the business in the road running effectively. 2. There is not sufficient parking in the area to for the extra 50 or so cars that would come to this venue. Some of my employees have difficulty finding a spot to park even at 7am in the morning. Any of our clients driving in to visit us in the week would be prevented from finding parking because of all the spaces being taken up by visitors to this venue. Also the constant coming and going of visitors to the venue by car would prevent the free flow of deliveries to all the industrial properties in the road. The business owners who have paid for business parking permits would be denied spaces and their ability to run their business without hindrance. 3. It has been clear from many past events that the applicant has held that he has blatant disregard for his neighbours. After every event the street has been left full of litter and in some cases human waste. In fact our premises has been used as a toilet. All viewed on CCTV. The applicant has made no effort to clean the street and it is left to the responsible business owners in the street to do this. 4. The hours from 10am to 1.30am the next day are totally unacceptable and would hinder the local business from running effectively. 5. Drug use and dealing has increased in the street. One event held in the property went from 10pm to 6am and the whole night was filled with cars arriving many Range Rovers with blacked out windows. The cars stopped while people approached the windows and an obvious drug deal went on. Late night events would attract more of this to the street and is not desirable for the welfare and public safety of the local business owners and employees. This has attracted late night drug dealing to the street when it was not there before. Other local venues in Abbey Road and Coronation road have become no go areas for police and local employees with knife and drug crime taking place. The fear is that this road would become a similar place. 6. The applicant has no concern for his neighbours as he is not present on a daily basis. 7. Music played during working hours 10am to 5pm in the week would distract local business office work from being able to concentrate and work effectively. 8. Disturbance to the street in being able to run business as usual could put the employment of 100 or so people who work in the street. The business rates payed by all business owners in the street could be put at risk if their business can not work properly. I recommend that this application is turned down as it does not fit with the Local or London plan as set out by the Mayor, OPDC or Brent Council and would have detrimental effect on local business.