

AnnS Jones

From: Philip Forster
Sent: 02 August 2016 15:53
To: planning_admin
Subject: FW: P/2016/0507

Highways response

From: Peter Douthwaite
Sent: 01 August 2016 10:57
To: Philip Forster
Subject: RE: P/2016/0507

Phil

Whilst the proposed parking on to the garage area is broadly acceptable to me, the garage area is actually owned by WCBC Housing so any permission to use the garage area as a means of access would need to come from them. The garage area is already fairly cramped so I'm not sure that they would approve of further vehicle usage of the site, especially as it effectively reduces parking provision on their garage area. I suggest you contact someone in housing for their opinion.

With regards the proposed vehicle parking on Queens Square. The land used to be maintained by WCBC housing as a parking area for the Queens Square flats, for some reason it was taken on under the Gulliksen ruling as highway land about 5 years ago. It should not have been adopted as it was clearly used solely as a parking area for WCBC housing. The proposed car parking area will require a 6m turning area behind it to allow vehicles to manoeuvre into and out of the site; this will effectively reduce parking provision in Queens Square by at least 3 vehicles. The photograph below actually shows 4 vehicles which would be displaced by this proposal.

I can't see how we can possibly support the proposal.

Do you know where the two existing properties park their cars now?

Pete



From: Philip Forster
Sent: 22 July 2016 08:45
To: Peter Douthwaite
Subject: FW: P/2016/0507

Hi Pete,

Remember looking at this up at Queens Square in Rhosymedre?

Stuart has looked at your comments and made some amendments. I haven't looked at the amendments and comments in detail but can you have a look at the attached.

Ta

Phil

From: Stuart Hatherall [<mailto:stuart@blueprintarchitectural.com>]
Sent: 21 July 2016 16:14
To: Philip Forster
Subject: P/2016/0507

Afternoon Phil

Please find attached an amended site plan.

I've been back to the site and measured the private garage to the rear of the land. I have indicated this. As this restricts vehicle access to 5.250m in width, I believe Pete may still have an issue with the turning area.

Therefore I have relocated the spaces and the occupants can now reverse out into the garage courtyard. Although a chain link fence is in place, this was previous open for access. The property has been within the clients family for many years and they have advised this was previously the case.

Should you need anything further from me at this stage do not hesitate to contact me.

Kind Regards

Stuart
Blueprint Architectural Services
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