

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2011/0093

Your Ref: SEH/P/2011/0093

Date: 21st February 2011

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 410 538 Londis, Castle Street, Holt.

Development: Demolition of 3 timber storage buildings at rear, rear extension to provide additional retail area and storage, replacement shop front and replacement first floor windows serving flat over.

I refer to your consultation dated 15/02/2011 in respect of the above.

The proposed development site is located on The Cross which is an unclassified road subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 20mph along this section given the geometry of the road and the on-street parking typically occurring along this section.

The existing premises (mini-market & post office) do not appear to have any off-road parking provision. The hard surfaced area fronting the development site is predominantly highway in the form of a footway being at the same level as the adjoining carriageway and should not be used as parking provision as indicated on the submitted layout plan (Drg. No. 02A).

However, there would appear to be an existing parking space to the rear of the premises which I assume is for the occupants of the flat / office above the mini-market. This space would appear to be lost if the development goes ahead. The submitted application does not detail any replacement parking for this deleted parking space.

The Cross already suffers from a significant on-street parking problem and would not benefit from any increased on street parking which may potentially occur as a result of the proposed development. It is unclear from the submitted application as to whether the car park fronting the adjoining public house is to be shared by customers visiting the mini-market / post office and / or by the occupants of the flat above the premises.

I cannot therefore fully assess the application due to lack of information.

Please ask the applicant to provide further details of proposed off street parking arrangements for both the customers and the occupants of the flat / office above the premises.

In the absence of the above I would recommend **refusal** for the following reasons:-

Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements for both the mini-market / post office and flat / office above the proposed development site.

A handwritten signature in black ink, appearing to read 'J. Plan', is positioned above the title.

Infrastructure and Planning Manager