

MEMORANDUM



From: Infrastructure and Planning Manager

To: Chief Planning Officer

Our Ref: TH/DC/PP/2010/0998

Your Ref: MP/P/2010/0998

Date: 9TH December 2010

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 454 398 Hanmer Arms, Hanmer, Whitchurch.

Development: Change of use from Hotel (C1) Rooms to form 7 no. dwellings with alterations and extensions. Alterations to car park and erection of garages.

I refer to your consultation dated 02/12/2010 in respect of the above.

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

Please ask the applicant to provide a more detailed plan of proposed access arrangements and parking arrangements for both the existing public house and the proposed dwellings.

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

1. **Inadequate information has been submitted to show that the proposal is acceptable in terms of access arrangements.**
2. **Inadequate information has been submitted to show that the proposal is acceptable in terms of parking arrangements for both the existing public house and the proposed dwellings.**

Notes:

Access

There would appear to be 2 no. existing gated access points fronting the development site opposite the Old Police House. Both access points suffer from inadequate visibility and would not be considered suitable for vehicular access. I assume that the more northerly access to the north of unit 7 will be permanently closed up as part of the proposed development. I assume that the existing access to the south of unit 6 will not be used for vehicular access but will be retained for pedestrian access to the development site. Could you please ask the applicant to clarify these points.

Parking

Could you please ask the applicant to provide a revised layout plan indicating the location of the proposed parking spaces for each of the residential units.

Could you please ask the applicant to provide details of the net public floor space of the remaining public house in order to assess the adequacy of the proposed parking provision.

A handwritten signature in black ink, appearing to be 'J. D. N.', written in a cursive style.

Infrastructure and Planning Manager