Ellie Jones

From: planning_admin
To: Sharon Holman
Subject: RE: Planning application P/25/0608 Change of use of former Barclays Bank

[redacted]

Hi Sharon,

Many thanks for your email today and you and your colleagues consideration.

The layout drawing has been amended, attached as reference B060/04/C 01/01 to include :

- The proposed road markings which will comprise of basic give way road markings with 2 dashed white central lines in accordance with *The Traffic Signs Regulations & General Directions 2016* and *Traffic Signs Manual (Chapter 5) Road Markings 2018.*

- The removal of the existing gate and fence to widen the access to 7m. The access will be unrestricted during opening hours.

The works outside the site boundary are considered excessive relative to the scale of the proposal and not directly related to the proposed use of this existing building and commercial site. However, in not carrying out any further works does not indicate that the Applicants will not consider all traffic and pedestrian safety measures in the land over which they have control.

As no physical works are involved within the site or at the site entrance, it is considered that a Construction Management Plan is not required. In terms of third party operations while the cafe/restaurant is operational, such as refuse collection and deliveries, no activity will be allowed during opening hours. Nevertheless, deliveries, due to the limited scale of the proposed use, will be limited to small vans or the Applicant's own vehicles following visits to the wholesalers. Refuse collections will take place from the adopted highway only and no such vehicles will enter the site either when open or closed. As a result, it is considered that a Service Delivery management Plan is not justified.

The Aco Drain across the site has not been included as the proposal will result in no greater surface water run-off from the existing access road and parking area than currently exists. Moreover, at the edge of the radius curve to the north of the site entrance there is a roadside gully into which the existing surface water flows and it is understood that there are no surface water issues in this location.

All site plans submitted prior to this email are withdrawn and superseded by the attached drawing reference B060.04/C 0101. However, all other drawings and supporting information remain extant and are still part of the application.

I understand that you will reconsult with Highways and the procedure if they sustain their objections. However, any conditions Highways may wish to impose must be reasonable, necessary and related to and as a result of the proposed development, not to resolve issues and shortcomings that may already exist.

Thank you again for your assistance.

Kindest regards,

Eric

[redacted]

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