

[REDACTED]

From: Lol Pilfold [REDACTED]
Sent: 16 November 2017 14:56
To: Planning
Subject: Planning objection to EP/138/17/PL

F.A.O. Mrs A Gardner

**OBJECTIONS TO PLANNING APPLICATION EP/138/17/PL LAND TO REAR OF BEECHLAND
"COTTAGES"/ NORTHERN PARADE OF SHOPS EAST PRESTON**

We have lived in South Norris our family home since 1975
We strongly object to this proposed development on the basis that ;
Over the years we have designed the rear of our property to make use of sun and daylight when it is available .

The design of the proposed dwellings will cast a shadow on our garden and severely restrict any sun particularly from sunrise to midday during the winter months when it is at its lowest.
Our conservatory kitchen and greenhouse rely upon this natural light.
The design and height will have an overbearing impact on us by invading our privacy and considerably reducing the enjoyment of our property.
The occupants of these proposed dwellings will have a clear view into our home if they are

built, their views would be further enhanced by the reduction in the height of our existing 2.7 metre high boundary wall (forming the back of the garage) which is reduced to an 1800mm high wooden fence on the plans.

The re-positioning of the metal staircase on the Northern end of the existing balcony to the rear of the flats would be unsightly and intrusive. It would interfere with our privacy as it's proposed position is adjacent to our conservatory / dining area and open to the general public.

As an escape it would require the unlocking of the gate at the end of the alleyway which has been closed to all since the mid-eighties, this to allow permanent egress/ access to anyone including the public.

The proposed development seeks to severely restrict the vehicular and pedestrian access route to our property making it difficult to ingress and egress safely for us, family, friends and deliveries who are entitled to do so.

The severely restricted route with tight bends and radii to Beechlands Close would be impossible to negotiate when towing our race trailer or when friends and family visit either in their motor homes or other vehicles as they do so at present (see photo attached).

The 2 parking spaces shown at the Western end would block our existing access and would not be possible if the plan were correct in detail and the metal staircase was to remain in its present position.

No provision has been made for our pedestrian visitors or others using this now narrowed route with regards to their safety either by way of a pavement or lighting. There is no consideration on the plans for parents with children in prams or the elderly when confronted by motor vehicles.

In addition and taken from details in this application ;

6/ ..Pedestrian and Vehicle Access Roads and Rights of Way;

The current area behind the shops owned by Eurosite Ltd shows "existing access to be improved, retaining wall to be relocated and yellow lines added but no explanation as to why .

Is this the new or altered vehicle access proposed to or from the public highway ?.. or are there no new public roads to be provided within the site ?

If so, what provision will be made for pedestrians and the two different landlord's tenants using this route ?

n.b. the Northern Parade is owned by Greenmanor Ltd and Eurosite Ltd.

Fire escape doors from several of the retail outlets open directly onto this area along with an additional metal fire escape for tenants over the Eurosite owned shops at this end of the parade and all require safe passage in an emergency.

The answers provided in item 6 pedestrian and vehicle access roads and rights of way are

lacking in detail, unclear and contradictory. **No mention is made of the rear fire escape doors to the various retail premises in the proposals**

7. Waste Storage and Collection.

The answer to this question only seeks to deal with the new proposed buildings and ignores the existing requirements of the landlord's tenants both in the shops and the flats above . It fails to address the damaging overall impact the changes would have on this part of the village.

The retail outlets require deliveries of goods and the removal of waste as do the tenants living in the flats.

The previously approved planning application for an additional property to Beechlands Cottages by the same developer has tried to restrict access to the rear exacerbating the situation though legally they are unable to implement the planning decision .

This development if approved will prohibit the current delivery of goods or retrieval of waste from the rear of the parade of shops by making it difficult for large vehicles to manoeuvre ,they will join the other delivery vehicles at the front of the parade ,or park in North Lane /Sea Road on the 700 bus route, causing further misery and inconvenience and hazards to other road users and pedestrians. One Stop alone require a delivery by their own articulated truck plus, P & H Foods, Robert Wiseman Milk , Hovis and Warburtons ..Daily ..7 days a week ..at the front..

The new extension to the local school in Lashmar Road will increase the numbers of parents and children locally affected.

Currently ,One-Stop have their magazines and papers removed daily by WH.Smith at the **rear**, in addition they require storage for their waste recycling cages which by law must be kept away from a wall.Their **steel fire escape door opens outwards** , they also have an array of machinery on their external walls at the rear.

I can see no provision on the plans for any re-location of these.

Biffas Waste recycling Bins are stored at the **rear** and their vehicles come once a week to empty them.

The waste oil from both the Three Oceans fish and chip shop and The Silver City are stored and collected from the **rear**.

Fresh oil and frozen produce for both these premises are delivered by different vehicles weekly at the **rear**

Sacks of potatoes are delivered by lorry every week to the **rear** for the fish and chip shop.

Household waste from tenants is collected from the **rear**

Glyn Jones Estate Agents **rear fire escape door opens outwards**

Buds and Blooms The florists require access for delivery and loading from the **rear**, in addition their **rear access fire escape opens outwards**.

"Mrs Beetons " the cafe require waste removal and delivery from the **rear**

We require access for waste removal skips into and out of our garden at the **rear**, along with home deliveries.

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to possible life or death situations.

10 / Vehicle Parking

Under the existing number of spaces provided ,it states 8 under the total proposed ,including spaces retained 5 ..difference in spaces -3

I would argue this figure due to its subjectivity. As there are no designated spaces on this area of land ,it is not unusual to find 12 vehicles parked there especially before and after work. This would include the landlords tenants who park and use the current metal fire escape as their main access to their flats above the retail outlets , we also have a legal right to park an additional three vehicles anywhere on the land if we wish to.

If you include an additional six vehicles which occupy the six garages requiring demolition which under the terms and conditions of the Landlords leases can only be used for quote " I shall not use the garage for any purpose other than that of a private motor garage" ..(copy of lease available and all are currently rented) then the number of vehicles becomes 18 less 5 new spaces resulting in 13 vehicles being displaced in to local on-street parking. The provision of one parking space per dwelling for a three bedroomed property is in itself insufficient. The additional two spaces shown will simply be taken up by anyone wishing to park their vehicles, with the resulting confrontation.

Utility Companies have the right to access the electricity substation for their plant ,vehicles and personnel without hindrance at all times along the Eastern route of Beechlands Cottages. They would require parking to avoid obstructing other vehicles particularly in an emergency, none has been allocated. ***Copy details upon request ..***

The restrictions in the proposed narrow roadway will also impact upon any emergency vehicles immediate access, or manoeuvrability leading to potentially grave situations.

11 Foul sewage

Are you proposing to connect to the existing drainage system ? .."No"..

Read external landscape schedule ; foul water drainage to discharge to existing mains sewage system ?

12 Assessment of flood risk

Due to run off of rainwater from the higher ground now occupied by the previous development in Beechlands Close the area still floods. This is due to the high water table, our garden floods during continuous rain .This despite a new drainage system implemented in 2010 which allows for excess water to discharge into the mains sewer system. ***Photos***

14 .. Existing Use

" Land where contamination is suspected for all or part of the site" ."No"

.....The existing warehouse due for demolition has an Asbestos roof.

15. Trees and hedges

Are there trees or hedges on the proposed development site and/or are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character..? ."No & No "

See External landscape schedule

In Notes ; "existing hedge to be pruned back to suit line of new driveway"

How much and what new driveway ? See item 6

We further strongly object to this proposed development on the basis that ;

Either the surveyor or the architect is unable to measure or translate dimensions

correctly.

The position of the metal fire escape staircase is located incorrectly on the plan by a distance of 11 metres (36 feet)

This impacts the design if the Metal Fire Escape Staircase were to remain in its actual position i.e where the proposed 2 car parking spaces are allocated on the Western end of the proposed development.

Re-allocation of existing staircase.

This metal staircase is used as the main access route to the flats from the car park and provides the only access for the 2 flats over "One Stop" .The occupiers of these two flats have only one means of access and egress to their homes as their original main staircase leading down to the front of the parade of shops was removed to allow one-stop to expand their premises below. During the summer there was a fire on the rear balcony outside of these 2 flats, the only means of escape for the occupants including two small children in this situation would have been to utilise this staircase, fortunately they were away on holiday. The proposal now is to place this escape route on the northern end of the balcony 34m away from them with no other means to access the ground safely. In addition washing lines are strung across the balcony inhibiting escape as the landlords used their gardens to build on previously EP/49/10/DOC . There is another staircase leading between the flats over the fish and chip shop but this has a locking door exiting onto the balcony and a further locking door at the bottom of the staircase opening inwards preventing egress in an emergency, this conflicts with Building Regs. If the metal staircase were re-positioned on the northern end of balcony it would require the wooden gate to open out and be left unsecured. As the extractor system for the Three Oceans fish and chip shop is situated in this alleyway that would further impede egress as it would have to be caged in to prevent the public accessing/vandalising it.

The re-positioning of the ugly staircase here is intrusive and directly interferes with our privacy and security as it's proposed position is adjacent giving uninterrupted views from various levels for all into our conservatory.

In the event of a fire in the Three Oceans fish and chip shop (deep fat fryers) situated below, neither the one remaining internal staircase or the repositioned metal fire escape could be used leading to potential loss of lives.

The gardens to these properties seem to be rather small once a cycle storage shed is introduced into them, also we are unable to determine how the middle terrace is accessed at the rear would the bicycles be wheeled through the lounge along with the half a dozen grass cuttings ? ...The plans used are outdated ,the proposal is poorly presented and not fit for purpose .

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