

My client has reviewed the representations submitted in relation to this application and would like to respond in particular to comments relating to the alterations to the width of the existing access track and the use of the land at the rear for parking and deliveries to the shops which front onto North Lane.

The application site and the existing access between no. 4 Beechlands Cottages and no. 1 Beechlands Close which serves the land to the rear is owned by the applicant's associated company Dearden Investments Ltd. The land to the rear (including the existing garages and workshop building) along with the shops and flats above fronting onto North Lane are owned separately by Greenmanor. Greenmanor has a right of way over the access owned by Dearden and has agreed to limit its right of way to 3 metres as shown on the submitted planning drawings. There is also a disputed right of way claimed by the owners of no. 125 North Lane across the applicant's access.

This application proposal therefore does not affect any existing lawful rights of way over the access and there are currently no rights for any local residents to use the access as a right of way or for parking. Furthermore, the applicant could implement the alterations to the access regardless of the outcome of this application. It is for this reason that the planning officer states, quite rightly, in his Committee report that the use of the land that is the subject of this application for access and parking is a private legal matter and is not a planning issue for consideration. The matter for determination is whether the access and parking arrangements are adequate to serve the proposed new dwelling and the rightful users, it has been confirmed by WSCC that they are.