



From: Stephen milliner [REDACTED]
Sent: 11 April 2019 15:43
To: Juan Baeza; Planning.Responses
Subject: EP/43/19/DOC 60 Vermont Drive, East Preston

Dear Mr Baeza

I see from the Council's planning portal that an application has been made in respect of EP/69/17/L Condition 8 and you have been appointed as the case officer. May I offer the following comments to assist in your evaluation of the information submitted.

Are the Council satisfied there is sufficient information to validate the application? The plan simply shows a "X marks the spot" and does not show the accurate location or orientation of the proposed cycle store.

Condition 8 requires the provision of covered and secure cycle spaces. The provision identified by the applicant looks to be a single cycle lock up when compared to typical manufacturers dimensions/definitions. The planning condition requires provision for multiple cycles as the plural term is used. I assume you will see that multiple covered and secure spaces as necessary for the development will be provided.

Are you satisfied this is a proper cycle store rather than a lock up facility and is it secure as normally defined/deemed necessary by the Council?

The cycle lock up looks rather industrial/commercial in my opinion and more akin to the type of cycle locker you might see on an industrial/commercial estate rather than commensurate with the visual amenity of a residential development.

I presume the facility is for the use of both dwellings so will the Council be conditioning that any proposed cycle store should have access and use of by both dwellings in perpetuity and such access should not be restricted in any form in perpetuity.

As the Council have denied occupation of any part of the development under the decision notice EP/69/17/PL until suitable covered and secure cycle parking spaces are provided I presume you will in any decision see that any approved facility has to be secured in place and remain in place in perpetuity unless permission is granted by the LPA on an application in that behalf?

Are the Council satisfied that a minimum clear 1500 mm will be available in front of the proposed cycle store to allow correct use?

I trust the above comments are of assistance and I would be pleased if the Council's planning department gives this application proper consideration.

Yours sincerely

Stephen Milliner