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Sent: 27 Jun 2022 01:01:52
To: DMS.Development.Control@blaby.gov.uk
Cc:
Subject: FW: 22/0105/VAR and 22/0506/FUL - Green Acres Aston Lane Aston Flamville Leicestershire LE10 3AA
Attachments: queens_platinum_jubilee-small-2.png

From: Neal Chantrill <Neal.Chantrill@leics.gov.uk>
Sent: 27 June 2022 10:45
To: Thomas White <tom.white@blaby.gov.uk>
Cc: Victoria Vernon <Victoria.Vernon@leics.gov.uk>
Subject: 22/0105/VAR and 22/0506/FUL - Green Acres Aston Lane Aston Flamville Leicestershire LE10 3AA

Morning Tom

It appears that the site layout previously approved has not been implemented. It also appears that gates have been installed that open into the 2 car parking spaces adjacent to the highway. It is also noted that Google aerial view demonstrates inconsiderate car parking due to a lack of de-lineation.

As such the LHA concerned that parking has not be laid out in accordance with the plan. Given the existing gates would impede the use of at least 2 of the approved spaces and the LHA would want to seek clarification over whether the applicant intends to implement this access or whether the LHA are assessing the application based on the access which has been built? In which case the LHA would need to fully assess the appropriateness of the existing access.

Given the above, and without the proposed increase being supported by a parking accumulation study to evidence sufficient parking is available despite there being a loss against the approved drawings, I'd be cautious over any increase which could lead to overspill onto the existing highway in this location.

It is also noted that within the documentation for both 22/0105/VAR and 22/0506/FUL, the car park has been described as have 16, 17 and 18 existing spaces, the Applicant should clarify situation.

In terms of 22/0506/FUL, given this is a business tandem car parking is not encouraged, the gates for the cycle parking would also open into the one of the car parking spaces.

The Applicant has indicated that an additional member of staff is also required, however, they have not indicated how many current members of staff are currently employed at the site.

It should be noted that if the LHA are assessing the access as part of this application, given that this is Variation of Condition application, a new full application maybe required in order for the LHA to impose conditions.

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