

Comments for Planning Application 24/00171/OUT

Application Summary

Application Number: 24/00171/OUT

Address: 24 High Street Cullompton Devon EX15 1AA

Proposal: Outline for the erection of a dwelling with some matters reserved and additional parking for No 24 High Street

Case Officer: Mr Jake Choules

Customer Details

Name: Miss Victoria Westaway

Address: Coach House Arts Limited, Gidley Coach House St John Court, High Street Cullompton, Devon EX15 1TR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: As a building and business owner in St John Court I object to this application. The proposal for a new dwelling and parking is impractical and damaging to Cullompton's Historic, St John Court, its businesses and the quality of life of local residents.

The entrance to St John Court is extremely tight for medium to large vehicles, we cannot see how such a project of this complexity and logistical difficulty could be safely undertaken.

The area in front of the tiny garage/store is not only a pedestrian access to the cottages on the left, it is also a common space used as an amenity area for parking, unloading and loading for both residents and businesses in St John Court.

Regarding the proposed parking area, it does not look like they have enough room to turn their vehicles around within the application site. There will be an increase of traffic movements through the common area from notionally one vehicle to four vehicles, along with the dangers that flow from this especially to pedestrians in the common area.

I would strongly recommend a site visit by the planning case officer and Highways. This is a hazardous scheme, with a precarious route to their proposed car park with blind corners. There is a high risk of damaging our property Gidley Coach House and neighbouring properties by vehicles entering and exiting this cramped space.

The Heritage Statement is misleading as there is no mention or photograph relating to the south facing area of the site where cars would access. The access is through St John Court which is just

off the Historic High Street and is still in the conservation area. The Heritage statement does not include images of the existing garage/store or a view out from the existing garage/store into St John Court in relation to neighbouring properties and businesses.

The Design and Access statement is also misleading as it quotes Local Policy DM1, which in our view it does not comply with, specifically point e. 'Visually attractive places that are well integrated with surrounding buildings, streets, and landscapes, and do not have an unacceptably adverse effect on the privacy and amenity of the proposed or neighbouring properties and uses.'

The addition of an 'internal road' over the common area would have a negative impact on the residents, visitors, businesses and historic courtyard character of St John court.

Many thanks for the opportunity to raise our concerns.