

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: Mr Graham Barley

Address: Weavers Loft, St John Court, High Street Cullompton, Devon EX15 1TR

Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: I agree and endorse the objections raised by my neighbours Chris Barrs, Anthony Andrews and Trevena Whitbread.

The application is fairly misleading. I have never seen a car parked in the tiny garage proposed for demolition. The garage/store has been used solely as storage space for many years both prior to and during my occupation. 24 High Street does access St John Court occasionally for loading and unloading. I believe this property has a limited easement providing a right of way to the garage/store. I'm unsure how this would legally result in additional easements covering number 22 and the proposed new build!

This application threatens the highly valued communal amenity area to the front of Gidley Coach House and enjoyed by the residential and business properties situated on St John Court. It is used for parking, turning, loading, unloading and the washing of cars by the five adjoining properties. The historic nature of this cobbled communal amenity area is to accommodate safe pedestrian access. The proposed application would turn this safe space into a thoroughfare for four additional vehicles. Such a substantial change to the historic nature of our small community will have a devastating impact with long term detrimental effects to both residents and business owners living and operating in St John Court.

The proposed vehicle access through the tiny offset garage/store is absolutely unviable. Their plan shows the route is impeded by Gidley Coach House. The reality is far worse than illustrated. The extremely restricted turning area and angle would require multiple manoeuvres, so risking damage to both property and people. Namely my neighbours, myself, visitors and business personnel carrying out their daily routines.

To summarise; the whole plan is highly impractical when considering the site and access constraints;-

How are they going to mitigate the negative impact and inconvenience to the five residential properties and seven businesses using the same limited High Street access?

Have they considered the existing residents and business needs regarding parking, turning, loading and unloading?

How are they going to contain construction creep beyond the scope of the planned site?

What provisions are there for material deliveries, storage and security?

Where will they facilitate construction vehicles and equipment?

Have they allowed sufficient turning radius for parking as the application site curtilage looks tight on the plan?

They are suggesting a precarious route to and from their proposed car park with blind corners and impeded manoeuvrability. Whether entering or exiting, It's just not safe!

I appreciate and thank you for the notice and opportunity to object.