

**19/07062/FUL**

## **Consultations and Notification Responses**

### **Ward Councillor Preliminary Comments**

#### **Councillor John Savage**

Comments: I find this application totally unacceptable. The proposal is dangerous, allowing cars to cross a pavement with an entrance easily obscured by busses stopping at the bus stop metres away from the entrance furthermore taking out bollards to allow access is a retrograde step, since they were installed to prevent a series of ram raids in the past.

Allowing cars to park on a forecourt used by numerous pedestrians is foolish to say the least. Children frequently run about on this area and the idea that 2 cars will park & then reverse to come out is highly dangerous. There will clearly be confusion with those vehicles coming out & others trying to park. If the proposal is for short time parking, who will "police" this? cars waiting to get into the spaces will cause traffic chaos on the road similar to what has happened from the outset at the Sainsbury car park nearby All agreed by the highways dept.& in fact almost daily, there are minor accidents in that car park & nasty arguments taking place.

I understand that the applicant wants this permission to improve access to the shops at Aries house, which is ironic when one considers the owner closed the large car park behind the building several years ago leading to major parking problems in the village and reported deterioration of footfall for the shops. If the planners are minded to approve this application, then I ask that it is brought before the planning committee for determination

### **Parish/Town Council Comments/Internal and External Consultees**

#### **Chepping Wycombe Parish Council**

Comments: We object to this application. There is insufficient vision splay for egress of cars from the spaces. The Straight Bit is narrow at this point and busy with an access to Sainsbury's and Old Kiln Road on the same side of the road and The Common on the other. The potential congestion caused by vehicles trying to park would result in an unsafe environment for pedestrians trying to use the shops on the Aries House parade as well as any vehicles using the main road.

#### **County Highway Authority**

Comments: The proposed access is located approximately 42m and 52m away from the respective Straight Bit junctions with Common Road and the Sainsbury's Local car park to the north, and 57m from the Straight Bit/Old Kiln Road junction to the south. There are also some direct access parking spaces on the opposite side of Straight Bit serving No.3 and The Cherry Tree Public House. I do not have any highway concerns pertaining to this junction/access spacing in relation to the indicated location of the proposed parking access.

I am satisfied that the proposed access would satisfactorily allow simultaneous two-way car flows and remove the need for an incoming car to remain stationary on Straight Bit whilst another exited the site. In terms of visibility I am satisfied that the minimum requisite visibility splays for a road subject to a 30mph speed limit (i.e. 2.4m x 43m in each direction) can be achieved. The splay to the south-east of the access does not appear to conflict with the bus shelter and terminates on the southern side of the Zebra crossing. I am satisfied that the splay to the north-west can also be achieved and boundary feature between the Aries House site and Capricorn House does not interfere with the splay in this direction.

Each of the parking spaces accord with the recommended dimensions contained within the County Council's "Buckinghamshire Countywide Parking Guidance" policy document (i.e. 2.8m x 5m). Furthermore the hardstanding permits 6m of forward manoeuvring space, which

will allow vehicles to move independently of one another and allow more fluid movements into and out of the site. Mindful of the above, the Highway Authority raises no objections to this application, subject to conditions being included on any planning consent that you may grant.

#### Representations

Two letters of objection received which are summarised as follows and one letter of support also received:

- The proposal would result in an increase of accidents due to its close proximity to the bus stop. Cars reversing out could cause an accident and would also clash with pedestrians.
- There will be increased congestion.
- This is a welcomed idea. A place to park and quickly pop into, for example, the newsagents, would have a huge benefit for the business and the customer.