

From: Hirst, Chris
Sent: 28 January 2021 11:10
To: Donophy, Selina
Subject: APP/20/00855

Hi Selina,

As long as the land is under the client's control, it is within their gift to provide.

Providing further space to the north would aid the turning manoeuvre into the bay. Depending on the extent of the widening, I'd be a little wary of two cars trying to squeeze into the space but this shouldn't be an issue. In the absence of a tracking drawing, I would consider this solution a reasonable compromise.

Kind Regards,

Chris Hirst
Transport Planner
0370 779 0563
Chris.Hirst@hants.gov.uk

Highways Development Planning
Hampshire County Council
2nd Floor Elizabeth II Court West
The Castle Winchester SO23 8UD

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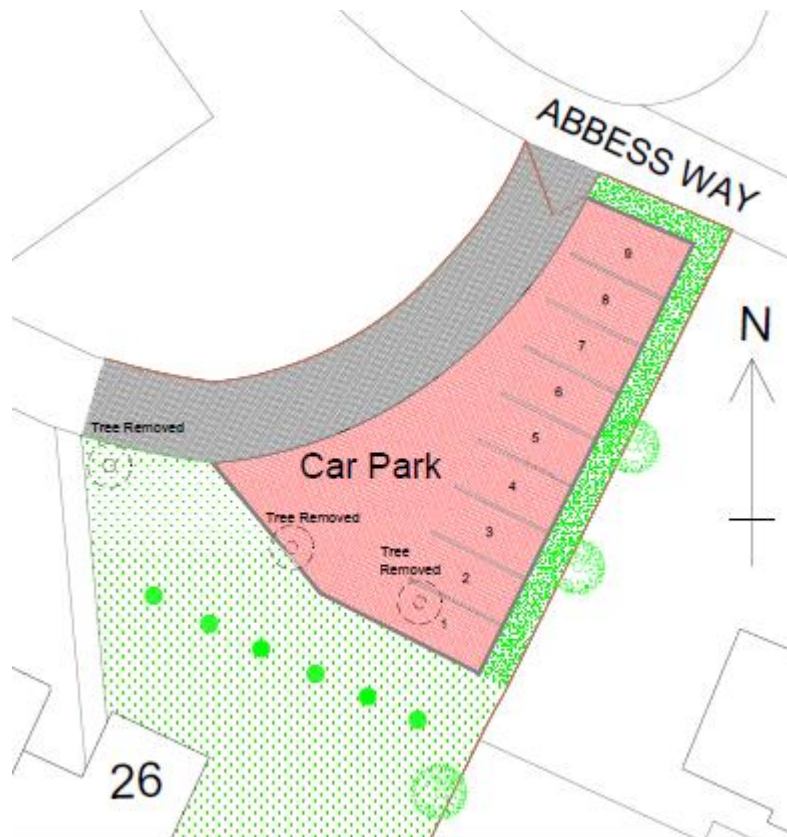
Hampshire County Council welcomes and encourages discussions before a developer submits a planning application. Please follow this link for further information

[Pre-Application guidance for developers](#)

From: Donophy, Selina
Sent: 27 January 2021 14:55
To: Hirst, Chris
Subject: APP/20/00855

Hi Chris,

The agent has got back to me in regards to the retrospective car park at 'The Beeches' – he has said he is unable to undertake a swept path analysis on this and has asked whether it would be possible to widen space 9 to the north to allow for increased manoeuvrability instead of shunting the spaces along to the south. Do you think this would be sufficient?



sed Car Park

Kind regards,

Selina Donophy
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I am working from home today but contactable by email

Please note that the above comments are the opinion of an individual Planning Officer and are in no way binding upon the Council when determining an application for planning permission and nor will they prejudice the outcome of any application submitted.

From: Hirst, Chris
Sent: 16 December 2020 09:15
To: Donophy, Selina
Subject: APP/20/00855

Hi Selina,

Apologies for the delay in responding, I must have missed your original email.

The response from the applicant is noted but it doesn't really address the comments I had raised. The turning radius into space number 9 looks tight and could be improved by shifting the car park to the south (the 'existing and proposed car park plans' confirms that there is sufficient space to do so).

As mentioned in my response, my comments can only be taken as advisory given that the Highway Authority have not adopted this section of the road network. It is something that I wanted to make yourself aware of though and without tracking/amendments to the drawing my original comments remain the same.

Kind Regards,

Chris Hirst
Transport Planner
0370 779 0563
Chris.Hirst@hants.gov.uk

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The Castle Winchester SO23 8UD



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From: Donophy, Selina
Sent: 16 December 2020 09:04
To: Hirst, Chris
Subject: APP/20/00855

Hi Chris,

Just wondered if you'd get a chance to look at this one in the next couple of days ?

I've popped a consultation request through and the email below is uploaded to the file.

Thanks very much,

Selina Donophy
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From: Donophy, Selina
Sent: 24 November 2020 14:57
To: 'Hirst, Chris'
Subject: APP/20/00855

Hi Chris,

Thank you for your consultee response relating to APP/20/00855 . The agent has confirmed that there is fence separating Abbess Way and Villa Gardens. Backing out of space 9 still seems quite tight to me if a car is parked in space 8 however did you require any further information on this in regards to manoeuvrability into these spaces ?

Many thanks,

Selina Donophy
Planning Officer
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From: Michael Royalton-Kisch
Sent: 24 November 2020 14:49
To: Donophy, Selina
Subject: APP/20/00855

Dear Selina

Further to my email earlier today, I have spoken with the contractor and with the owner of the site (Clarion), who confirm the following by way of response to the Highways team's concern raised:

"There is no access into Villa Gardens from Abbess way, as, since the redevelopment of the old nunnery into residential accommodation some years ago, there had always been a locked 5 bar gate across the entrance, which has more recently been replaced with a fence."

So, in summary, there is no longer any need, or use, of the opening in the fence between Villa Gardens and Abbess Way. Therefore, the situation described by the Highways team will not occur.

I trust this clarifies, but please let me know if you need anything further.

Best regards

Michael

Michael Royalton-Kisch
Building Surveyor
Arcus Consulting LLP

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Reg address: Arcus Consulting LLP, Dalton House, Dane Road, Sale M33 7AR. Reg No.: OC304735. This email is confidential and may be privileged; it is for the use of the named recipient(s) only. If you have received it in error, please notify us immediately. Do not copy or disclose its contents, please delete it from your computer.

From: Donophy, Selina
Sent: 24 November 2020 09:53
To: Michael Royalton-Kisch
Subject: APP/20/00855

Dear Mr Royalton-Kisch,

I am the case officer assigned to your application in at 'The Beeches'. We've received a consultee comment back from Highways (please see attached). They have some concerns regarding manoeuvrability in relation to space 9. Could I please have a vehicle tracking plan as requested by Highways to show how this is possible.

Any queries then please let me know,

Kind regards,

Selina Donophy
Planning Officer
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