

Reference the subject Planning Application, please note my following concerns:-

I note that your Traffic Team had no comments to make on the application and find this strange.

Seagull lane is very narrow and single lane at its entrance . At the moment we have lorries turning from North Street into Seagull Lane holding up traffic in both directions and passing very close to residential properties. If this application goes ahead the lorry traffic will increase significantly and if articulated lorries use Seagull Lane, there will be hold ups and turning difficulties in and out of North Street. Seagull Lane is totally unsuitable for articulated lorries.

I do not think much thought has gone into Unit 8. It is very close to Seagull Court flats which is occupied by elderly residents, and noise will be a concern. I note that the entry point from Seagull Lane into Unit 8 is an extremely sharp turn and very narrow, and there will be a risk of damage to the end garage that belongs to Seagull Court. Large vans and lorries will not be able to turn into Unit 8, where will they park to make their deliveries? There are a very limited number of parking spaces for Unit 8. If there are not enough parking spaces for the persons who work at Unit 8, where are they going to park? My concern is that the block of 5 garages belonging to Seagull Court do not get blocked by lorries unloading and cars that cannot get into Unit 8. Seagull Court garages are in constant use throughout the day. At present the whole of Seagull Lane is double yellow lines, if this application is approved can I assume that all double yellow lines will be renewed to make sure that Seagull Lane is not blocked by lorries or cars in any way?

Another concern is that vehicles and pedestrians will take a short cut into Unit 8 via the private driveway to the south of Seagull Court. Can you confirm that a fence or wall will be built between Unit 8 and Unit 6 to stop this from happening?

At present there is a brick wall running at the back of Seagull Court garages. The gap between the garages and the wall is large enough for a person to walk behind to make repairs to the garages if needed. Can you please confirm this gap will be left the same, and will there be a new wall or fence replacing the existing wall which is not in very good condition?