

Hi Daphney,

Further to our conversation and my discussion with David Ramsey from Vail Williams.

I have had a look at the application and the site plans.

Although there would be no objection for redevelopment of the site on Sultan Road for residential I am against the development fronting onto Seagull Lane.

The reasons for this are that the area on the right hand side opposite and to the east has 3 commercial sites. The one that is opposite is a steel fabricator for masts and other steel works, the one next to this is the coach works and the last one is also a steel fabricator. These sites have been there for commercial purposes for a significant number of years and has a high employment rate.

The compounding factor is that both the steel fabricators have regular, more than two a week each of articulated 32 tonne lorries reversing into Seagull Lane for loading and unloading steel. These may be parked for a number of hours at a time with fork lift trucks operating on the road.

In addition there is also the coach movements although these are primarily transiting the yard on a twice a day basis. However they may be doing this in the early mornings and late evenings.

The objection is therefore on the basis that this will inevitably create access and noise problems for Plot 4. This may lead to complaints which potentially may result in an enforcement order restricting movements to the commercial properties and thereby threatening their businesses.

The houses at the western end are not seriously impacted as the traffic and attendant activity is to the east of them.

I would not be averse to the houses from Sultan Road backing into Seagull Lane with possibly garage or parking on Seagull Lane as is the case with the houses to the east of the plot on the northern side of Seagull Lane.

I hope this is sufficient for you to form a view and if anything further is required please let me know.

Regards,

Ganesh Selvarajah