

Michelle Houghton

From: Stephen Andrews
Sent: 27 May 2014 10:46
To: bst shared
Subject: FW: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Please can you link to Meridio

-----Original Message-----

From: Morgan Bailey [mailto:morgan@orme-architecture.com]
Sent: 27 May 2014 10:33
To: Stephen Andrews
Subject: RE: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Stephen,

To confirm, and following on from our telephone conversation, the bollards and signage are all shown on the tracking document.

Whilst I appreciate that the resolution of the image is not great for identifying the items, the bollards immediately adjacent to spaces 08, 09 and 10 are all shown, as is the existing pub sign adjacent to car park space 07 [although this has no impact on the tracking route].

As you will note, the route through the site is tight, but possible, and our client has always shown willing to adjust on site conditions should the tracking of a vehicle be limited by obstructions. It may be that the final bollard requires relocation in due course, but our Client has signed up to the possible route as shown and I hope that this will put the local resident's concerns regarding the potential blocking of London Road to bed?

I reiterate that the route shown is for the largest delivery vehicle that will be accessing the site, and that the majority of private deliveries [ie. milk, newspapers etc] rather than those of WMS product, will be undertaken using considerably smaller and more easily manouvered vehicles.

Kind regards

Morgan

-----Original Message-----

From: Stephen Andrews [mailto:stephen.andrews@havant.gov.uk]
Sent: 27 May 2014 08:24
To: Morgan Bailey
Subject: RE: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Hi Morgan

Can you show the signage and bollards on the auto tracking plan so we can be certain that the loading and unloading can be undertaken without impingement.

Kind Regards

Stephen Andrews
Planner - (023) 9244 6516
(Working days - Monday, Tuesday and Friday)

Development Control
Havant Borough Council, Public Service Plaza, Civic Centre Road, Havant PO9 2AX
Email: stephen.andrews@havant.gov.uk

www.havant.gov.uk
www.facebook.com/havantboroughcouncil
www.twitter.com/havantborough

-----Original Message-----

From: Morgan Bailey [<mailto:morgan@orme-architecture.com>]
Sent: 19 May 2014 09:16
To: Stephen Andrews
Subject: RE: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Good morning Stephen,

Please find the auto tracking layout attached to this email for your records.

As shown, the delivery bay will be used by wagons delivering to the site, precluding any requirement for parking or unloading from the public highway.

Unfortunately, due to the constraints of having an existing telegraph pole in the centre of the site, the available space for a delivery wagon to park up are limited, but our Client has signed up to the attached service delivery management strategy, and we are confident that they can action it without undue disruption to the day to day traffic flow on London Road.

Kind regards

Morgan

-----Original Message-----

From: Stephen Andrews [<mailto:stephen.andrews@havant.gov.uk>]
Sent: 28 April 2014 10:49
To: Morgan Bailey
Subject: FW: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Dear Mr Bailey

Further to my email and your phone message please can you demonstrate how they will service the shop with auto tracks overlays.

Many thanks

Stephen

-----Original Message-----

From: Stephen Andrews
Sent: 25 April 2014 11:26
To: 'Morgan Bailey'

Subject: FW: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Dear Mr Bailey

Please can you advise on how the proposed use will receive deliveries? As you can see below the Residents' Association has raised concern in respect of highways matters. Your clarification and assistance would therefore be greatly appreciated.

Kind Regards

Stephen Andrews
(023) 9244 6516

-----Original Message-----

From: Gary Hughes [REDACTED]
Sent: 24 April 2014 14:22
To: Stephen Andrews
Cc: Gwen Blackett; Hilary Farrow; Caren Tarrant
Subject: (PAWARA) Planning Application APP/14/00339 - The Leopard Public House, 31 London Road

Dear Mr Andrews,

I note that you are the Case Officer for the above application.

Having read the application and seen the drawings, I would like to express my misgivings that the distance between the signage and bollards and their proximity to the road, would be insufficient to allow a HGV to either turn into, or reverse into the car parking area of the new convenience store. The store is located at one of the narrowest points of the London Road and significant traffic congestion will occur unless a HGV can load/unload from off of the public highway.

My question, therefore is: Are you as the Case Officer for the application content that the positioning of the signage and bollards indicated will allow sufficient access for a HGV to load/unload from off the public highway?

You will note that I have copied this communication to the Ward Councillors.

I would welcome a response for the association records.

Kind regards

Gary Hughes
Chairman
Purbrook and Widley Area Residents Association

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