

We don't believe that there are enough, if any, significant changes in this application compared to the previous one (APP/18/00706), to justify it being approved.

In relation to the previous application, the Traffic Team stated "This development has no associated customer parking provision despite a requirement for 10 spaces to be provided and 2 cycle spaces. The omission of this will lead to on street parking in an area that has highly restricted parking. There is a multi storey car park opposite that has limited opening hours. Any potential customers outside of these hours would congest the surrounding unrestricted streets."

That requirement has still not been met. There are only 3 spaces allocated to these premises, which will presumably be used either by the staff working in the unit or the staff delivering the pizzas. Either way, a number of these members of staff will need somewhere else to park and there still won't be any on site provision for customer parking.

The report prepared by Croft Transport Planning and Design for Geo & R Carrell does little to support their case and includes 3 superfluous pages of a planning appeal in Welsh. The inclusion of these Planning Appeal decision notices is probably intended to make HBC think twice about refusing the application a second time and incurring the cost and distraction involved in dealing with an appeal.

The report above refers to the lay by in West Street as having the capacity for 7 cars. Our inspection of the site reveals that there are no markings visible to indicate capacity, which we believe is more likely to be 6 cars. Anymore would impinge on the exit from Brockhampton Lane into West St. In addition, the report has only surveyed the use of this lay by for three and a half hours (16.30 - 20.00) on one day, which may not be typical.

We also believe that the Highways Department haven't given sufficient thought to the impact on traffic flow and pedestrian safety that the increased use of this site will incur. Access to the site from Brockhampton Lane is poor. The junction with West Street is narrow and the entrance to the site itself is over a bridge that is only 7ft 2 inches wide. This makes it likely that the HGVs delivering to the site will be limited to using the entrance from Park Road South, possibly trying to cut across the traffic flow and certainly crossing over a busy section of pavement, which is used by children attending the nearby Bosmere School. The same entrance will also

most likely be used by Domino's delivery drivers and possibly by customers attempting to park behind the unit.

Alongside this, there is still the issue of "quiet enjoyment" for those residents living nearby, both in West Street and Brockhampton Lane.

We believe the correct decision was reached by the Development Management Committee in refusing the application last time. It must be refused again and like last time, must be considered by the Development Management Committee, not left as a delegated decision.