

FAO Clare Howe
23rd July 2020

Dear Clare

Reference: 6/2020/1463/FULL

Thank you for making me aware of the planning and development application proposed for Maynard Place. Although I welcome the improvements to the property and surrounding area, these are my very real concerns about the redevelopment of this site.

- **Parking Provision – Page 16 of the Design Statement**

If you refer to the parking provision calculations, 11 of the 18 parking spaces that have been allocated for the flats are the existing garages. These are currently not used for parking.

I own Garage number 11 which is 2300mm wide. I purchased my property in December 2017 and it was sold to me on the basis of a garage *plus* communal parking.

The garage is not wide enough to house a standard sized car nor wide enough to park a car and safely open the doors.

The garage is also positioned at an angle, opposite the existing parish council car parking spaces. The new proposal shows this space to be used for a bike store and visitors car parking space. Even if the garage were wide enough, the bike store or another parked car would prohibit me safely manoeuvring a car in or out of the garage.

- **Parking for Station Road units**

The parking plans do not mention the below 3 units who currently park on the left hand side of the car park:

1 Station Road – Banc Property Group

2 Station Road – M Thurlow & Co Insurance Brokers

3 Station Road – Isabel Hospice Charity Shop

Where will these spaces be allocated?

- **Parking reality**

I have attached photos of the car park, taken during the last

Evening photos taken at 11.37pm on Monday 20th July showing the car park full in the evenings and cars needing to park alongside Garage 11 to get a space.

Daytime photos taken at 12.56pm on Thursday 23rd July shows cars are already having to block Garages 11 and 12, and block each other in to get a space.

Both scenarios are evidence that the current parking allocation is already at its maximum and often causes problems which I regularly report to Ben Conway of BNC Property Management.

Adding an additional 6 units will make the current parking chaos issues even worse.

Cars blocking garages and other parked cars already causes altercations and stressful situations to residents.

- **Parking Control**

It has been suggested that the commercial units will no longer park in the area, however they will need entrance through the proposed gate to use the proposed delivery bay.

Who will control this area to ensure commercial units are not using the resident spaces and who will be paying for this control?

- **Service Charge**

Another 6 flats will incur additional footfall, refuse, wear and tear, along with maintenance needed for the proposed new entrance gate. How will this affect our future service charge levels?

I am seriously concerned about the heavy burden on the already minimal services and infrastructure at Maynard Place. I look forward to receiving your response.

Regards