

[REDACTED]

From: Amanda Kelly [REDACTED]
Sent: 24 October 2019 19:24
To: Planning
Subject: Planning Application 2019/3109/P

I have tried to submit further comments on line but have not been able to upload them.

Please therefore accept these further comments and put them on the site for me.

Many thanks

Amanda Kelly

1 HILLFIELD ROAD

FURTHER COMMENTS ON PLANNING APPLICATION 2019/3109/P

I am making these comments further to the comments I submitted on 16th August 2019. Those comments still stand and I would like them to be put before the Planning Sub-committee. These comments just cover additional points flowing from the new information.

Consultation

First I would like to comment on the consultation process. I submitted comments on 16th August 2019. Since then I have heard nothing from the planning authority. I was not told that it was commissioning a basement impact assessment nor was I told that fresh drawings had been submitted and invited to comment further on these documents.

I am assuming that the others who submitted comments in August are in the same position and are probably not aware of the new information. I only found out by accident and have only had limited time to comment.

This is maladministration. The planning authority is responsible for the consultation process and must ensure that it complies with the law on consultation. This should involve giving consultees full information at an appropriate stage so that they can comment at a time when they could conceivably influence the

decision. If those who have submitted comments do not know that further information has been submitted to those responsible for determining the application, they are unable to comment on that information.

I would suggest that this process is paused and that all those who have submitted comments are now contacted, made aware of the new information and invited to comment further.

Site visit

I would repeat my invitation to the Sub-committee to carry out a site visit as that is the best way to appreciate the problems with the application.

Basement Impact Assessment (BIA)

I don't think this really adds anything.

It says that the property is in an area low flood risk but accepts that it did in fact flood in 2002.

I have already referred to the problems I have had with ground water in my cellar and the basement across the road flooded in the recent rains. I am confident that there will be ground water / flooding problems if the basement development goes ahead.

It also adds nothing on the question of potential subsidence. Those of us who have lived in the terrace for many years know this to be a real problem and the risk of further subsidence if the cellar is converted into a flat to be extremely high.

The BIA is unclear on the methodology used for assessing movement and simply recommends monitoring. Hardly a definitive endorsement of the proposal.

Lower Ground Floor

The new proposal is extremely concerning as it appears to involve taking out part of the public land at the end of the cul de sac this resulting in loss of amenity.

Currently, the front steps to no 1 finish at the pavement, as do the steps to the other houses in the terrace. The side of the steps abutting the garden are at right angles to the road and continuous with the boundary of the public land at the end of the cul de sac.

Under this proposal, the public land is taken over to create an entry was to the proposed steps to the basement and also a new dustbin area.

Public land should not be sacrificed. It particularly should not be sacrificed to line the pockets of a developer. The loss of amenity will also involve damage to the trees on the public land. In addition, the bins are likely to block the exit as they are often not returned to bin stores. This will pose a potential fire hazard.