PLANNING COMMITTEE LATE ITEM

Committee Date: 3 June 2008	**Item Number: 12**
Reference: 08/00383/FUL	**Applicant: Assura Property Limited**
Location: Castle Mead Medical Centre 33 Hill Street Hinckley Leicestershire LE10 1DS	

Introduction:-

There is a typing error in paragraph 7 of page 85, where the word 'not' is missing from the sentence.

Paragraph 7 should read, "when considering all the aforementioned points, the proposal would not have any detrimental affect on highway safety in the vicinity or materially increase traffic movements on local roads".

Consultations:-

A second response has been received from The Primary Care Trust, concerning the level of car parking available at Castle Mead Medical Centre. The PCT's tenant in The Orchard Centre feels that if the level of car parking on the site is insufficient for the number of consulting/treating rooms and as a result additional pressures will be placed on on-street parking and in The Orchard Centre car park which is already very busy.

A detailed letter of objection has been received from a fellow pharmacist. The letter is accompanied by a 9 page report that scrutinises the application, consultation responses and the report prepared by officers. The report does not raise any new material but does seek to elaborate on the operating practices of a pharmacy and the current highway and vehicle arrangements on site The report stresses's that in the consideration of the highways issues little regard has been given to the working of a modern pharmacy, in particular the working practices and customer use. The report also refers to a independent report that has been commissioned in respect of the proposal but confirms that this will not be available for 3-4 weeks.

In particular the report suggests that the consultation response prepared on behalf of the Director of Highways, Transportation and Waste Management (Highways) has used incorrect methods to calculate the number of parking spaces required by the proposal, resulting in shortfall of spaces and also the application presents a false assumption of the occurrence of linked visits between the surgeries and pharmacy.

Development Plan Policies:-

Appraisal:-

Recommendation:-

In light of the revised consultation response received, the recommendation remains unchanged. The responses received are personal opinions and are presented without evidence to demonstrate them as fact and therefore to be allocated significant weight in the determination of this application. Accordingly, at this time the report on behalf of the Director of Highways, Transportation and Waste Management (Highways) remains the informed judgement on highway safety matters.