09/00163/FUL

KENTON MANOR

Architectural & Planning Services

Tel: 01827 373300
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Our ref: 09.783/NKT

Your ref:

23rd April 2009

DEVELOPMENT SERVICES
27 APR 2009
RECEIVED
27 APR 2009

For the attention of James Hicks Esq.
Hinckley & Bosworth Borough Council
Council Offices
Agents Mead
Hinckley
Leicestershire
LE10 1BZ

Dear Mr Hicks

RE: Tearoom & Toilet Block at Twycross Garden & Aquatic Centre

Further to your email enclosing the highways observations, we would respond to their comments as follows:-

1. We feel the Highways department are assuming incorrectly that this proposal will result in a significant increase to traffic to the site, parking problems and overspills. The size and proposed use of the tearoom in our opinion is unlikely to add any significant problems to the site. The maximum usage of the car park since our client has operated the business has been six vehicles on a busy Saturday. Obviously a 100% increase of traffic to the site could easily be accommodated, but is considered very unlikely.
2. We would be happy to mark out the parking spaces, perhaps the Highways department would confirm how this is to be carried out on the existing loose permeable hard standing. In order to comply with DDA our client will add appropriate signage adjacent to the disabled parking bays in due time.
3. The existing access to the site falls within the 30mph zone on Burton Road. The existing access has afforded ingress and egress to the site during our client's occupation without incident. As previously stated, we feel that the development is very unlikely to add significantly to the numbers of vehicles, including delivery vehicles, visiting the site. We feel any improvement to the radii will help to increase vehicle speeds entering the site to the detriment of pedestrians and should not be a condition of Planning in this case.

Continued.....

Email: kentonmanor@supanet.com
Proprietor: N K Tongue
Consultants: E Appleby Towers B.A Hons., Dip.Arch., R.I.B.A.

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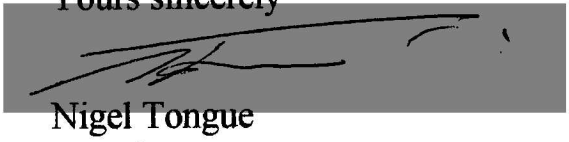
4. With regard to signage, our client took legal advise with regard to the existing permanent signs prior to taking the lease on the premises. Apparently these permanent signs are covered under approval from the Local Authority by previous applications. With regard to the temporary portable `A` frame style signs, our client now positions these back from the existing vision splays.

Should you require any further information then please do not hesitate to contact this office.

Yours sincerely



Nigel Tongue
Proprietor
KENTON MANOR

enc.