

I wish to make a submission to the above meeting,as below.

20/92861/FUL 18 SANDHILLS WAY, CALCOT

It goes without saying that the lack of site visiting,and face to face discussion has been less than helpful to residents.

There remain a number of apparent discrepancies which have served to increase confusion.

1/ The Applicant's assertion that 'most' residences in the vicinity have private driveways,is false. 4 out of 42 is not 'most'.

Despite this having been mentioned many times,there has been no apparent understanding that parking is already tight.

2/ Attention of Committee members is drawn to the objection lodged by the Parish Council. In particular to the map of proposed parking provision at the back.

The access is 2.6 metres, not 2.8 as claimed by the Highways Officer.It would only have taken a moment during a visit to verify this.But the 2.8 figure remains.

The map shows how tight this will be,in terms of access and egress. Living at 21 Wheatlands,overlooking these garages,I can attest that I have never seen a car from 18 Sandhills make a three point turn.They have always reversed in,or more normally,reversed out the whole length of the garages.

3/ The Highways Officer has always been clear that 3 Bedrooms means 2 Parking spaces. Confusion reigns when 2x3 Bedroomed houses,in this case, apparently means only provision for 3,not 4. By some sleight of hand we are encouraged to accept that because Unit A (the existing property) was only deemed to need one space in the mists of time,it doesn't need 2 now like Unit B next door! 2 parking spaces for 3 Bedrooms is either right or wrong. Of course 4 parking spaces really would be impossible at this site.

4/ The Highways Officer suggests,in his closing remarks, that should approval be given,a "construction management plan would need to be included". Such a plan would need to provide method statements for such matters as traffic management, public access and protection, Health and Safety and Security,and Material storage,and many other things.This is not a little extension job.It is demolition and rebuild in a tight corner.A different kind of job and governed by different rules.Should not this necessary plan,which will affect the lives of so many, be produced before a decison is made rather than after?

With respect,this application should be REFUSED