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Dean Clapworthy
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20 January 2025

To Dean Clapworthy

THE LORD RAGLAN APPLICATIONS 70213 AND 70214

Thank you again for attending a meeting via Teams along with our Client and their Highways consultant.

Thank you also for setting out in an email that afternoon, a summary of our discussion and itemising what the Council requires in order to consider the above-mentioned applications.

Please find enclosed information, in response to that itemised list, which was agreed to be submitted (in relation to the planning application 70213):

1. Site section drawing of the proposed re-positioned driveway including details/material finishes of the new 'retaining' wall (sections are shown north-south and east-west (in two locations) axis as requested;
2. Additional heritage assessment appendix that provides an assessment of the impact of the driveway/'retaining' wall (this includes justification for the choice of finishes for the driveway surface and retaining wall which you will read included the retention of stones from the existing wall, in order to reduce visual impact and retain the current aesthetic appearance of those materials);
3. Further traffic/highway note to respond to the previous comments of the Highway Authority and justify the scheme details. The consultant has sought to respond to the specific points previously raised and explain, where necessary, our Client's approach to the issues raised. As requested, we have also addressed the draft parking SPD currently out for consultation, on the basis of it being a merging document that will carry some weight in the consideration of these applications at the time of decision-making. We are grateful for your acknowledgement that the highway implications of the scheme would be considered in the overall planning balance; and
4. Updated position in relation to the latest iteration of the NPPF.

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To confirm, there is no consequential amendment to any other layout, save that shown in the new sectional and access drawing. The car parking provision to the rear of The Lord Raglan remains as shown. The additional space provided by the alignment of the access and removal of wall facilitates widened access only and will not be used for parking of cars which would defeat the benefit of widening the access, to make for safer access and egress.

We understand that as a result of these submissions the Council will need to re-consult with the statutory consultees who have previously responded to the proposed development, being highways and the Conservation Officers. Our Client understand that this means if favourably considered, allowing the time to write up the recommendation, the next Committee date would be 25 February 2025. We have agreed by email an extension to the determination date to 27 February 2025 (to allow a couple of days admin post Committee). For completeness, this agreement to extend the determination deadline applies to both applications. Although we accept that the applications may be split and determined on their own merits, independently we accept the officer's preference to keep them together and hereby acknowledge our Client's agreement to them being considered and determined simultaneously.

In response to the note about potentially requiring a resubmission in relation to the LBC application (70214) which includes the Existing & Proposed Site Landscaping Plan (Dwg No. 002. 16), in our view it is not necessary to submit revised versions of that drawing because the landscaping does not strictly relate to the LBC application which ought to be wholly contained to the works proposed at The Lord Raglan to bring it back into viable and purposeful reuse.

It might be useful, in the context of the project as a whole, to add a copy of the further highway note to the LBC application (70214) to provide that reassurance of associated works within the grounds of The Lord Raglan, to improve access and provided car parking.

Please acknowledge receipt and confirm date of reconsultation with a view to working towards February committee date, within currently agreed extension of time; 27 February 2025.

If there is anything else that my Client, or his team, or myself can provide in order to assist you or any of your colleagues, or in response to any comments as a consequent of the reconsultation, please do not hesitate to contact me.

Yours sincerely

PAMELA CHESTERMAN
PARTNER
For and on behalf of IRWIN MITCHELL LLP