

Submission by Liz Kendall MP

Application number: 20141655

Addresses: SOMERSET AVENUE, JOHN O'GAUNT PUBLIC HOUSE

Description: DEMOLITION OF PART OF PUBLIC HOUSE; SEVEN DWELLINGHOUSES (1 X 2 BED AND 6 X 3 BED) (CLASS C3)

Applicant: ASVA UK LIMITED



1 Introduction

As the Member of Parliament for Leicester West, I'm determined to ensure that the views of my constituents are put front and centre when it comes to local decisions.

That's why I've compiled this document, which reflects the feedback I've received in response to the proposal to demolish part of the John O'Gaunt Pub to make way for seven houses.

I hope this document will be considered a formal objection and that it will help inform the Planning Authorities as they reach a decision on planning application number 20141655.

2 Listening to local people

Working alongside local residents and the Abbey Ward Councillors, I distributed a short community survey to residents and visitors within the area immediately around Somerset Avenue, including the John O'Gaunt itself, to gauge the views of local people on this proposal.

113 people completed my survey and the strength and depth of local feeling is clearly illustrated by the feedback I received.

- **94% of survey respondents said that they were opposed to the proposed development**
- 83% said that they drank in the John O'Gaunt
- 55% said that they were involved in some way with one of the community groups affiliated to the pub

The detailed comments provided by respondents to my survey can be found at point 5 of this document.

3 Objections

3.a Community Interest

73% of the people who responded to my survey said that they objected to this planning application on the grounds that it would negatively impact the positive role the pub plays in the local community. Whilst I appreciate that some of these concerns may not be considered material in a planning determination, I do hope that the Planning Authorities will seriously consider the impact modifications to this building will have on its value to community.

It is clear that the John O'Gaunt offers an absolutely vital service to Leicester's Stadium Estate and for communities further afield. The pub is home to the Cornerstone Church of England congregation and Gaunt FC, a successful team in the Charnwood Sunday Football League.

The John O'Gaunt is a large pub with a car park and grassed outdoor seating area. The proposed loss of internal and external space will prevent the pub from continuing with many of its current activities, which prove so popular to the local community. These include barbeques, charity events, bouncy castles and, crucially, the need to accommodate visitors from outside the immediate area with adequate parking spaces.

3.b **Design, appearance and layout**

There are serious concerns that the proposed scheme will constitute overdevelopment. The green space around the pub provides a significant brake in the densely built up environment. Building on this land would therefore cause a significant loss of local amenity.

There are also concerns about the close proximity and density of the proposed dwellings and the effect this will have on sunlight and privacy, particularly for the existing properties on Hazelbank Close and Wiltshire Road.

3.c **Highway safety and traffic**

The scheme proposes the removal of the pub's off street car park and local residents are very concerned that this will displace a large number of vehicles, causing a hazard on and around Somerset Avenue as well as parking difficulties for local residents.

Furthermore, the landlord of the John O'Gaunt has raised concerns as to how service vehicles will access the building under the new scheme, including refuse collection and product deliveries.

4 **Conclusion**

We have a desperate housing shortage in Leicester and I am a huge champion of building more homes. However, it is crucial that any development takes full account of the views of local residents.

The proposal to demolish part of the John O'Gaunt Pub to make way for seven houses has been met by strong and overwhelming opposition by the local community and from people further afield. They value the important role the John O'Gaunt plays in community life and they strongly oppose the negative impacts that this development would have on local amenity and highways.

Given the strength and depth of local feeling, I strongly urge the Planning Authorities to reject this planning application.

I would also encourage the owner of the site to work closely with the landlord and the local community to see what more can be done to improve the financial viability and returns of the pub as it currently stands. Whilst I fully appreciate many of the challenges faced by the pub industry, the John O'Gaunt appears to have a great deal of public support. This has the potential to improve its profitability, and my constituents would much rather see a plan to get the pub back in the black than a plan to strip the pub of its land assets.

5 Survey results - comments

Comments: Please explain why you are in favour or opposed to the proposed development.
We need the pub as it is a big part of our community, especially church meetings football Teams.
Please return your response to my office:

Comments: Please explain why you are in favour or opposed to the proposed development.
I play for the footy team been coming here since i was 10 years old. Everybody down here is like a family. and I love my dad, hes drank in here for years!!
Please return your response to my office:

Comments: Please explain why you are in favour or opposed to the proposed development.
for many years we have been using the John o Gaunt. my wife worked there for 10 years it has always been a big part of the community we held charity nights, we have church meetings we have two football Teams and a pool team to loose most of the pub. it would be devastating. There is just nowhere to go around here
Please return your response to my office:

Comments: Please explain why you are in favour or opposed to the proposed development.

THE JOHN O'GAUNT NEEDS TO STAY ITS TITE ONLY PUBLIC HOUSE IN THIS AREA ITS GOOD FOR THE COMMUNITY ITS A SOCIAL MEETING PLACE FOR MANY GENERATIONS

Please return your response to my office.

Comments: Please explain why you are in favour or opposed to the proposed development.

I AM OPPOSED TO THE PROPOSED DEVELOPMENT BECAUSE AS ABOVE, THIS IS MY LOCAL PUB WHERE I SOCIALISE WITH THE PATRONS. THEY ARE FRIENDLY PEOPLE, AS ARE THE BAR STAFF. THERE IS NEVER ANY DRIBBLE AT THE PUB, NEITHER ARE THERE COMPLAINTS FROM NEIGHBOURS. IF THE PROPOSAL GOES AHEAD IT WILL JEOPARDISE THE SOCIALISING OF THE ESTATE'S COMMUNITY. WOULD YOU DEMONSTRATE ACTUALS PLAY AREA? - YES YOU PROBABLY WOULD, BUT IF PLEASE BEATLE UP AND THAT ADVICE IS ALLOWED A BASE TO SOCIALISE!!!

Please return your response to my office.

Comments: Please explain why you are in favour or opposed to the proposed development.

The pub acts as a Community hub, the proposed development will have a serious effect on living in the area. The pub is a family friendly pub and I feel reducing the pub in size will have a serious impact on the future of the pub as a business.

Comments: Please explain why you are in favour or opposed to the proposed development.

Impact on local community

Comments: Please explain why you are in favour or opposed to the proposed development.

THE JOHN O GAUNT IS MY LOCAL PUB
AND A GREAT SOCIAL HUB ITS NOT
A MASSIVE PUB SO TO DEMOLISH PART
OF IT WOULD RUIN IT.

Comments: Please explain why you are in favour or opposed to the proposed development.

Why I am NOT in favour of proposed development.

Its a sign of the times, local pubs having to close down due to lack of custom, high rents etc. The John O' Gaunt has been part of the landscape for the last fifty years that I know to having been born in this area and still live here. I know the pub is used for church groups and football teams etc and used most nights as always seems busy when I walk by in the evenings. It would be such a shame to lose this as seems to be getting busier. To knock only part of the building down seems foolhardy, who would want to buy a new build the size of a rabbit hutch, no garden and hardly any room for parking (which is always the main concern). If you walk along Wilshire Road there is no room for parking as it is, let alone for 7 houses. The John O' Gaunt is the last bastion of local community pubs in the area for many a mile and is building up a reputation of community that needs time to achieve this. I say No to this proposal and long live The John O' Gaunt, a landmark of The Stadium Estate.

Comments: Please explain why you are in favour or opposed to the proposed development.

I think its a terrible
shame for the community
as this is the only public
house in this area. My family
& friends have been cutting her
since it first opened. Fond memories for
us all.

Please return your response to my office:

- Fold using the instructions on the back and then send or hand-in to our office: 42 Narborough Road, Leicester, LE3 0BQ
- Email: liz.kendall.mp@parliament.uk
- Call: 0116 2044980

keep it open!

Comments: Please explain why you are in favour or opposed to the proposed development.

I am opposed to the proposed development as the Beaumont Keys Pub has been changed to the Beaumont Hall Residential home. The Abbey Pub is empty, so the John O'Gaunt is the only public house which is the only local pub we now use. All our friends go to the same pub. We all support the football teams,

Comments: Please explain why you are in favour or opposed to the proposed development.

~~PLEASE~~ IVE USED THE JOHN O' GAUNT FOR THE LAST 26 YEARS AND IM THOROUGHLY AGAINST THIS PROPOSAL. I RUN THE FOOTBALL TEAM FROM THE PUB AND WE HAVE FOOD AND USE THE PUB AFTER EACH GAME ON A SUNDAY! IT'S A COMMUNITY VENUE WHICH SHOULD NOT BE ALTERED. THERE IS ALSO THE ISSUE WITH CAR PARKING AS THERE IS NOT ENOUGH FOR LOCAL RESIDENTS LET ALONE FOR THE PUBLIC TO USE!

Comments: Please explain why you are in favour or opposed to the proposed development.

IT WILL BE ONE AMENITY FOR THE LOCAL AREA LOSS IF THE BUILDING GOES AWAY

Comments: Please explain why you are in favour or opposed to the proposed development.

The pub is a valuable community amenity. Its partial demolition will detract from its central position at the heart of the local community.

Comments: Please explain why you are in favour or opposed to the proposed development.

(Opposed) keep our local pub open.
Not other friendly family, pub crowd
here!!!

Comments: Please explain why you are in favour or opposed to the proposed development.

(Opposed) This is the only local family pub,
which not only cater's for the Adults.
but put's on family events. B.B.Q's Bouncycastle's
Fund raising events. Plus local church, Quiz inter,
carol singing. The pub will be missed so much

Comments: Please explain why you are in favour or opposed to the proposed development.

I've lived here Practically for the last 26 years
till I moved and I do not want to see flats high
rise around this area it will be spoiled by
illegal immigrants as I see too much of this in
London.

Comments: Please explain why you are in favour or opposed to the proposed development.

Fine community club. The only pub within
 $\frac{1}{2}$ mile radius that is still a 'local'.
Excellent service provided to the community
as a whole. Reducing the size + facilities
will be an extremely detrimental move.
landlord (not kish) only interested in financial
aspects.

Comments: Please explain why you are in favour or opposed to the proposed development.

Used the pub for nearly 25 years, so I wish it remains as a pub because it's like family

Comments: Please explain why you are in favour or opposed to the proposed development.

GOOD FOR COMMUNITY GET TOGETHERS INCLUDING THE CHURCH, FAMILY FETES WHICH INCLUDES THE USE OF THE CAR PARK FOR BOUNCY CASTLES. BEING A DOG OWNER DOGS ALLOWED WITHIN THE PUB.

Comments: Please explain why you are in favour or opposed to the proposed development.

THE GAUNT is a community pub and part of the good thing about this is a large car park - which is good for disabled customers. so building on the back would lose this facility. The Pub welcomes all ages and is part of our community. And we have lost so many community Pubs.
SAVE THE GAUNT

Comments: Please explain why you are in favour or opposed to the proposed development.

The pub is good and integral part of the community -

Comments: Please explain why you are in favour or opposed to the proposed development.

THIS IS A TYPICAL ESTATE WHERE RESIDENTS USING IT ALL THE TIME. PULLING DOWN PART OF THE PUB WILL DESTROY IT CHARACTER AND LIMIT THE USE OF THE PUB EVENTUALLY BEING CLOSED COMPLETELY AND THE RESIDENTS OF SIMILAR ESTATE WILL HAVE TO WALK FAR AS THE BEAUMONT LANE AND ABBAY ARE ALREADY CLOSED. I FEEL A PUB IS NEEDED IN THIS AREA SO PEOPLE CAN SOCIALISE AND THERE IS NOWHERE ELSE TO USE IN THIS AREA

Comments: Please explain why you are in favour or opposed to the proposed development.

HAVE FRIENDS OF CORNERSTONE
QUIZ NIGHT.

Comments: Please explain why you are in favour or opposed to the proposed development.

I have been a member of the Cornerstone Church for over 10 years & support not only the church but other activities associated with church activities

Comments: Please explain why you are in favour or opposed to the proposed development.

Member of the Cornerstone Church
Have meetings here. a Quiz. nights.

Comments: Please explain why you are in favour or opposed to the proposed development.

Central to my own, my family and many many friends social life.
A great advert for racial harmony.
A nightmare scenario regards parking.
It is the only remaining pub on the estate.
A more detailed account can be found on letter I have written on line.

Comments: Please explain why you are in favour or opposed to the proposed development.

AS A REGULAR CAR PARK USER AND ENJOYING SITTING OUTSIDE WITH OUR DOG DURING THE SUMMER MONTHS THIS FACILITY PROVIDES A MEETING POINT FOR OUR SOCIAL CIRCLE AND TO LOOSE THE J.O.G. IN ITS PRESENT FORM WOULD HAVE SUCH A DETRIMENTAL AFFECT ON OUR COMMUNITY

Comments: Please explain why you are in favour or opposed to the proposed development.

Opposed as we will lose our pool teams and other activities.

Comments: Please explain why you are in favour or opposed to the proposed development.

I love the pub, part of the community.

Comments: Please explain why you are in favour or opposed to the proposed development.

I feel that the John O'Leary pub is a key aspect of ensuring community cohesion and that the proposal will negatively impact on this.

where communities take vital reference such as this I feel that this reflects a lack of understanding of what makes a successful community.

Comments: Please explain why you are in favour or opposed to the proposed development.

This is only community facility in the area. The reduced site would be likely to result in closure as there would be no option to expand.

As a member of Cornershire church we run a quiz and hold a monthly service. We see this as the church base in this area.

Comments: Please explain why you are in favour or opposed to the proposed development.

- On a bus route, lots of on street parking already. This will be made much worse if pub users have to park on street.
- The JOG has the most amazing community atmosphere.
- Many events are held in the pub which would not fit in if it was reduced in size.

Comments: Please explain why you are in favour or opposed to the proposed development.

BETTER MANAGEMENT NEEDED TO RUN A WELL ESTABLISHED PUB IN THE AREA, TO ATTRACT CUSTOM.

Comments: Please explain why you are in favour or opposed to the proposed development.

I am not in apposed of houses being built at the pub but to amount too many as it posed a problem with parking as the street already have to many vehicle

Comments: Please explain why you are in favour or opposed to the proposed development.

FROM PUPPY TO SENIOR I'VE USED THE GAUNT
IT HAS ALWAYS BEEN MY FAVOURITE GAUNT
AND NOW THEY WANT TO TAKE AWAY
PART OF THE AREA WHERE I PLAY
SO PLEASE LIZ LISTEN TO MY PLEA
AND SAVE THE GAUNT FOR ME

TETLEY (14 40 010)

Comments: Please explain why you are in favour or opposed to the proposed development.

DO NOT DEMOLISH PUB

Comments: Please explain why you are in favour or opposed to the proposed development.

THE LOGISTICS INVOLVED IN DEVELOPING
THIS SITE ARE QUITE INVOLVED WITH
REGARD TO THE NATURAL SPRING ETC
THAT EMINATES FROM SOMEWHERE TO
THE REAR OF THE PUB ALSO IS THERE
A NEED FOR THE TYPE OF HOUSING
THAT IS BEING PROPOSED.

Comments: Please explain why you are in favour or opposed to the proposed development.

Objections sent to case officer Katy Redford
reference PL/KER/20141655

Main concern my boundary and daylight being taken

Thankyou for your interest and Concern.

MR, MRS L GEMMET



02.11.14,

Comments: Please explain why you are in favour or opposed to the proposed development.

The place is of no interest to
me.

Are you in favour of the proposals to
demolish some of the pub and convert
the area to the rear into houses?

Yes



No

Comments: Please explain why you are in favour or opposed to the proposed development.

BETTER FOR THE COMMUNITY.

Are you in favour of the proposals to demolish some of the pub and convert the area to the rear into houses?	Yes <input type="radio"/>	<input checked="" type="checkbox"/>	No <input type="radio"/>	<input type="checkbox"/>
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Comments: Please explain why you are in favour or opposed to the proposed development.

Too much noise on Friday & Saturday nights, people shouting & screaming.

Are you in favour of the proposals to demolish some of the pub and convert the area to the rear into houses?	Yes <input type="radio"/>	<input checked="" type="checkbox"/>	No <input type="radio"/>	<input type="checkbox"/>
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Comments: Please explain why you are in favour or opposed to the proposed development.

PUB SHOULD BE COMPLETELY DEMOLISHED
 HOUSES WOULD HAVE A BETTER APPEAL/EXPOSURE
 IF THEY WERE TO BE BUILT ALONG WITH OPEN
 VIEW OF THE ROADS IN KEEPING WITH THE
 SURROUNDING RESIDENTIAL PATTERN. AND NOT
 DOMINATED BY THE PUB. WHICH CAN FURTHER DETRACT
 IN VALUE AND LOSE SOME APPEAL.

Comments: Please explain why you are in favour or opposed to the proposed development.

AS WE DO NOT VISIT THE AREA WE HAVE NO COMMENT
 TO MAKE REGARDING THE DEVELOPMENT, BUT WE ARE
 STILL CONCERNED ABOUT THE BUS SERVICE TO WOODGATE
 WE HAVE SPOKEN TO MR ZANKER BUT NO RESPONSE.

Malcolm Woodcut

Comments: Please explain why you are in favour or opposed to the proposed development.

As I live 100 yards from the Pub parking is of a minimum, where would visitors to the Pub park and it would affect local residents parking.

Comments: Please explain why you are in favour or opposed to the proposed development.

A good community Pub shame to see it go

Comments: Please explain why you are in favour or opposed to the proposed development.

We need to keep this pub as it is used by very many people.

Comments: Please explain why you are in favour or opposed to the proposed development.

We have very few amenities and if this one goes there would be none left.

Comments: Please explain why you are in favour or opposed to the proposed development.

We need the pub, I have been coming down here 21 yrs plus I used to work behind the bar it would be sad if this pub its taken away from us.

Comments: Please explain why you are in favour or opposed to the proposed development.

I am opposed to the proposed development as there will not be enough room to socialise after my weekly football match.

Comments: Please explain why you are in favour or opposed to the proposed development.

This is important to the local community to socialise something that is disappearing too fast. There is more to life than work and go home to watch rubbish TV.

Comments: Please explain why you are in favour or opposed to the proposed development.

We do not need any more houses in a very congested area

P.S. I only received this letter on Mon 10th November

Comments: Please explain why you are in favour or opposed to the proposed development.

AT THE MOMENT THE DISCOUNT IS A BLOT ON THE LANDSCAPE. HOPEFULLY WITH SOME FINANCIAL INVESTMENT AND A SMALLER ^{PUB} IT COULD AGAIN BE AN ADULT COMMUNITY HUB!!

Comments: Please explain why you are in favour or opposed to the proposed development.

opposed due to the pub being a great place for locals and a place people can meet, it has a successful football team and a pool team, it has a band that practises there.
But main issue will be the parking with there being no car park in assuming they will park where residents are supposed to park outside there own houses.

Comments: Please explain why you are in favour or opposed to the proposed development.

We are not in favour of this development, as most house have 2/3 cars and the impact on wiltshire and the surrounding street would not be good. You can hard get down wiltshire now due to the amount of cars that are always parked there and if they cannot park there then they will start parking around the other roads. We live on Burnham drive and I must admit that it is als starting to become

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Pull of cars. As people sometimes don't like to put their cars in their drive because the find it difficult to get out because someone has blocked half the r driveway

Comments: Please explain why you are in favour or opposed to proposed development.

Total opposed 100% to proposed development because of the following problems resident of Somerset ave will suffer.

- Somerset ave is a bus route so buses need to travel both ways on the road. Without congestion.
- The pub customers and 7 householder residents and their visitors park on Somerset ave will cause traffic congestion and accident and delay to everybody daily life.
- We encounter traffic accidents when Abbey park bonfire customers parked on Somerset ave buses cannot pass and residents cannot get in to their drives. It nightmare every year that just one day.
- Plans show small car park in front of the pub for 2 cars so where will the pub customer sit during football and sports matches. All the pub customers will park all down Somerset ave causing congestion and accidents.

- During the events the pub has where will the events people park on Somerset ave causing congestion and accidents.
- Car and buses cannot pass if cars are parked both side of Somerset ave.
- Visitors of 7 householder park down Somerset ave causing congestion and accidents.
- Where will people are residents live on Somerset ave with no drive park if events customers, pub customers, 7 householder visitors, 7 householder resident will park on Somerset ave. So resident of Somerset ave residents park in other streets cause them problems.
- Bus stop outside the pub is perfect for all ages of society to catch bus in to town. Moving the bus stop will cause chaos and accidents and congestion. Moving the stop down the road will be a mistake. Where will Somerset ave residents able to park.

MR. KISHOR RAVAHA

JOHN O GAUNT

SOMERSET AVE LEH OJY

PLANNING APPLICATION NO 20141655

KATY REDFORD

LECESTER CITY COUNCIL

PLANNING DEPT. 3rd NOV 2014

DEAR SIR, MADAM

I KISHOR RAVAHA LANDLORD OF JOHN O GAUNT WISH TO OBJECT TO THE PLANS OF 7 DWELLING ON THIS SITE THE REASONS ARE AS FOLLOWS

1 THE PLANS ARE FLAWED

THE PLANNERS HAVE BLOCKED THE EMERGENCY ENTRY & EXIT TO THE FLAT UPSTAIRS.

I CANNOT ALLOW THE PUB EXIT AS A ENTRY OR EXIT TO THE PEOPLE LIVING UPSTAIRS

JUST OUTSIDE THE EXIT DOOR (FOR THE FLAT) THERE IS FLOOR STANDING ELECTRIC MOTOR FOR THE AIR CONDITION UNIT FOR THE CELLAR.

THE GAS BOILER IS 5 FEET UNDER THE SIDE OF THE EXIT DOOR THE PLANNERS HAVE NOT SHOWN WHERE IT WILL END UP. THEY HAVE NOT KEPT ANY EXCESS TO IT.

2 WE USE THE CAR PARK FOR CHILDRENS BOUNCY CASTLE BARBECUES, CAR BOOT SALE & CHARITY EVENTS

3 THERE IS NOT SPACE FOR BIFFA TO COLLECT THE WASTE BIN EVERY WEEK.

4 THERE IS NO EXCESS FOR BEER DELIVERY AS THE PLANNERS HAVE PUT CAR PARK IN FRONT OF THE DROP CELLAR. THE DROP CELLAR IS NEXT TO MAIN ENTRANCE OF THE PUB.

5 ACCORDING TO THE PLANNERS (THE INVOLVEMENT) THE CLIENT HAS DISCUSSED THE WORKS OF THE PROPERTY WITH ANJOINING NEIGHBOURS AND THE LANDLORD. THIS IS A PURE LIE AS BOTH THE NEIGHBOURS ARE OPPOSED TO THE PLANS, THE OWNER HAS NOT DISCUSSED ANYTHING REG THE 7 DWELLING TILL THEY (THE NEIGHBOURS) TOLD ME. THIS IS A BREACH AS IT IS P17.6 (LOOK AT INVOLVEMENT 2.6). THERE IS NOT A SINGLE PERSON WHO IS WILLING OR HAS SAID YES TO THE DWELLING.

6. THIS IS THE ONLY PUB IF NOT IN LEICESTER PERHAPS WHOLE OF ENGLAND THAT IS USED AS CHURCH BY THE LEICESTER CORNERSTONE CHURCH. THEY HAVE BEEN USING THIS PUB AS A CHURCH OVER 10 YEARS. THE BAR AREA ON SOMERSET AVE WHICH THE PLANNERS WANT TO DEMOLISH IS THE PLACE WHERE THE CHURCH CONGREGATION TAKES PLACE I HAVE LOTS OF KIDS BIRTHDAY PARTY IN THE BAR. EVEN KEEP PRIVATE PARTIES.
7. THE PLANNERS HAVE NEVER COME TO THE SITE TO SURVEY THE LAND. AS IT HAPPENS THE LAND IS SLIDING THE PROOF OF THIS IS HOUSE NO 43 & 45 THE INSURANCE HAS PAID £10,000 TO BUILD A RETAINING WALL BETWEEN THESE TWO HOUSES. THEY HAVE NEVER APPROACHED ME ~~TO~~ TO SHOW THEM THE PUB ITSELF. THEY HAVE NOT DONE ANY GEOLOGICAL SURVEY OF THE PUB OR THE SITE.
8. THE UNITS ARE ONLY PROVIDING 65-75 M². THIS IS BELOW RECOMMENDED 100 M² OF GARDEN AMENITY SPACE THAT A 3 BEDROOM HOUSE SHOULD BE PROVIDING. THE PROPOSAL THEREFORE APPEARS TO BE OVER DEVELOPMENT.
9. IF THE OWNER IS GETTING FUND FROM NEIGHBOURHOOD CENTRE AND E.L.C. THAT MEANS THEY WILL HAVE TO PUT ASYLUM SEEKER IN THE DWELLINGS & THAT WILL CREATE TENSION IN THE COMMUNITY ALSO WILL HAVE MORE BURDEN ON THE LOCAL COUNCIL.
10. THE DWELLING ARE NOT GOING TO SUPPORT STRONG, VIBRANT & HEALTHY COMMUNITY BUT ITS GOING TO CREATE A GHETTO.
11. THE DWELLING ARE GOING TO KILL THE HISTORIC VALUE OF THE PUB & SURROUNDINGS.
12. THIS IS A HISTORIC PUB. MAKING 7 DWELLING WILL KILL ITS HISTORIC VALUE.
13. THIS PUB SHOULD BE CLASSED AS A COMMUNITY ASSESSED BUILDING OR PUB.

THANK YOU FOR ATTENTION.

David

P.S. I HAD GIVEN SIMILAR LETTER OF OBJECTION ON 15th OCT 2014 BUT WAS NEVER CAME INTO THE PLANNING WEBSITE? DID SOMEONE KNOWINGLY DISPOSED OF IT. CUSTOMER NO C53436. ENQUIRY REF E2036369

7

I refer to your enquiry of the 6th June 2014 regarding the above. I apologise for the delay in responding. The site is located in a mainly residential area so the principle for residential development is acceptable. The design of the houses appears to be acceptable and in keeping with the area and the formal building lines along Somerset Avenue and Wiltshire Road. The units are only providing 65-75m² of rear amenity space. This is below the recommended 100m² of rear amenity space that a 3 bedroom house should be providing. The proposal therefore appears to be over development. In addition the flat in the rear corner of the site is located close to the properties at 14 and 15 Hazelbank Close and 18 Wiltshire Road. This will result in a loss of light and outlook and loss of privacy from principal windows serving the flat. In terms of highways and parking the continuous dropped kerb is unacceptable in terms of highway safety and drainage. This continuous frontage parking will also result in the loss of on street parking. The site access to the rear appears narrow, especially if it is to serve more than one dwelling. This will need to be widened and provide suitable visibility onto Wiltshire Road. Parking spaces will need to be minimum of 5.5m x 2.4m. The dwellings will need to be subject to Lifetime Homes Standards, which will involve completing the LTH check sheet. The homes will also need to provide suitable Sustainable Urban Drainage Systems (SUDS). An off-site developer contribution for play and open space will be required, the amount will depend on the number of units and the number of bedrooms. If the proposal is to be ten units or more than an energy statement and a transport statement will be required.

Office of Liz Kendall MP

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