

**From:** Michael Bradbury  
**To:** [Walton Lisa](#)  
**Cc:** [Mark Wright](#); [Michael Bradbury](#)  
**Subject:** Scillonias Supplies - New access proposals  
**Date:** 03 March 2020 09:54:01  
**Attachments:** [1977-P06B Proposed GF Plans.PC9I2I.pdf](#)  
[1977-P08E Proposed Site Plan.PC9I1I.pdf](#)  
[1977-P15 Circulation Routes.PC9I1I.pdf](#)

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Good morning Lisa

Thank you for reporting back to me on last Thursday's planning meeting. You explained that the planning committee were generally supportive of the applicant's planning proposals but had concerns about the revised access from Telegraph Road in the light of the highways report by Cormac. The application has therefore been deferred to enable us to hopefully negotiate a mutually acceptable customer parking and access arrangement.

We have been working with Mark Wright since the planning meeting and are now able to submit the following revised proposals:

- New Proposed Site Plan (drawing 1977-P06B): This drawing effectively reverts to the current arrangements with the Telegraph Road entrance retained for deliveries and public vehicular access on the industrial estate side
- New Proposed Ground Floor Plan (drawing 1977-P08E): The plan has been changed to show the entrance to the retail unit on the industrial estate side close to the car park. The previous entrance area where the check-outs were located has now become a store room
- Proposed Circulation Plan (drawing 1977-P15): This new drawing colour-codes the pedestrian routes, customer parking area and deliveries forecourt

Although this is clearly not the applicant's preferred customer parking and access solution, I hope that the committee will find it more acceptable in highways terms for the following reasons:

- The general principles are the same as the existing ones with customer access off the industrial estate roads and deliveries off Telegraph Road
- Six customer parking spaces are provided – only one less than the provision in the Telegraph Road customer car park. The applicant believes that this will be adequate for his retail business
- Two pedestrian access routes have been incorporated – one from the industrial estate and a second from Telegraph Road (retaining the details of the previous design)
- Both pedestrian routes will be safe and clear of customer parking movements and deliveries
- The store room has been retained as previously detailed. This location is considered preferable to re-location on the Telegraph Road side where it would be more visually intrusive
- Movement of goods from the store room into the retail unit will only be on an occasional basis. A management plan will be put in place to ensure that there is no conflict between the movement of goods on trolleys and customers – if possible outside normal trading

hours

- New improved cycle racks will be located in front of the new store building
- General deliveries can take place from the forecourt on the Telegraph Road side into the building through roller doors – without interfering with pedestrian traffic
- Safe pedestrian access to the two first floor flats has also been achieved

I would be grateful if you could carry out the appropriate consultations and let us know whether these new proposals are acceptable.

We look forward to hearing from you.

Regards

Mike

### **Mike Bradbury Design**

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