

**From:** Manns, Christopher  
**Sent:** 30 June 2017 13:41  
**To:** Medlin, Eileen  
**Subject:** 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Hi Eileen,

I refer to the above mentioned application and I make the following Highway recommendation;

I note the proposed change of use of the existing public house to an A1 retail unit, retaining the three bedroom flat above and the addition of five new three bedroom dwellings to the rear of the site, all served from the existing access on Glebe Road. The existing access is sub-standard in terms of width, especially for an intensification of use such as the one proposed. I would therefore expect to see this access improved to a minimum of 5m width.

Parking provision for the five houses are acceptable and in accordance with Wiltshire's Parking Standards, however, the spaces marked 'A1' on the submitted site plan, which I assume are for the retained flat, are not acceptable, as vehicles using these spaces will be unable to turn within the site, causing the likelihood of long reversing manoeuvres. Parking for the retail unit actually exceeds maximum standards, however, I do not consider this to be an issue in this instance.

I note that the proposal also includes the provision of a new loading bay on Westfield Road, which would require the setting back of the existing footway. This proposed loading bay will not be acceptable, as when it is occupied by a delivery vehicle, visibility at the junction of Glebe Road/ Westfield Road will be significantly reduced, causing a detriment to highway safety in the vicinity. Furthermore, it would be very difficult to stop people from parking within this lay-by, as I do not consider a 'loading only' traffic regulation order to be realistically enforceable. Access for delivery vehicles therefore requires further consideration and due to the over provision of parking and the extensive frontage the site offers, there do seem to be options to achieve this.

I therefore invite the applicant to provide amended details addressing the issues mentioned above, prior to making a formal Highway recommendation.

Kind regards,  
Chris

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