
From: Victoria Cains <vicky@rcctownplanning.co.uk>
Sent: 08 November 2017 11:02
To: Medlin, Eileen
Subject: RE: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Hi Eileen,

The intended hours of operation would be 6am – 11pm 7 days a week.

Kind regards,

Vicky

On 07 November 2017 at 11:26 "Medlin, Eileen" <Eileen.Medlin@wiltshire.gov.uk> wrote:

Dear Richard, Victoria,

Can you advise what the proposed hours of opening for the shop are? It is not stated on the application form and I have skimmed through previous correspondence but I cannot see anything.

Thanks,

Eileen

Eileen Medlin

Senior Planner

Economic Development and Planning

Wiltshire Council Central Team

County Hall, Bythesea Road, Trowbridge, BA14 8JN

Tel: 01225 770254

Ext 15254

Email: Eileen.medlin@wiltshire.gov.uk

Website: <http://www.wiltshire.gov.uk>

From: Cosker Richard [mailto:richard@rcctownplanning.co.uk]
Sent: 03 November 2017 08:40
To: Francis, Richard
Cc: Medlin, Eileen
Subject: RE: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Thank you for that acknowledgement Richard.

It would be useful to know a likely timescale for feedback as I know my clients will ask.

Kind regards,

Richard

On 02 November 2017 at 17:46 "Francis, Richard"
<Richard.Francis@wiltshire.gov.uk> wrote:

Dear Richard,

I acknowledge your response however I wish to discuss it with my planning colleagues before I provide you with a formal response.

Kind regards

Richard

Richard Francis

Senior Environmental Health Officer

Environmental Control and Protection

Bourne Hill

Wiltshire

SP1 3UZ

richard.francis@wiltshire.gov.uk

01249 706405

From: Cosker Richard [<mailto:richard@rcctownplanning.co.uk>]
Sent: 02 November 2017 13:56
To: Francis, Richard
Cc: Medlin, Eileen; Victoria Cains
Subject: Re: 17/04772/FUL - The John Bull, Westfield Road, Trowbridge

Dear Richard,

I was wondering whether you have had a chance to review the details submitted in the e-mail below? We really need to have some feedback to progress this application.

Kind regards,

Richard

On 23 October 2017 at 08:27 Cosker Richard
<richard@rcctownplanning.co.uk> wrote:

Dear Richard,

I am emailing further to your comments made for planning application 17/04772/FUL to the case officer Eileen Medlin and your request for additional evidence to support the change of use proposal.

I note the concerns raised in your email and I hope to address these by providing you with some further information provided by Crofts, our Transport Consultant. I also hope to clarify some details regarding the proposed change of use which will be of use to your assessment.

For ease, I have addressed each of your points in bullet point format below:

Traffic generation comparison

In response to your email, Crofts have carried out an assessment of the traffic flows for the existing and proposed uses. In looking at this, one must not simply make traffic based assumptions based on the former public house business and how it operated at the site. Instead, a comparison needs to be made between the associated levels of car use

that could be generated by a public house of this size and scale and a convenience store of this size and scale.

Using an industry-standard database (TRICS), the existing pub use would have a daily trip rate of 100.029 trips per 100sqm GFA, which equates to 305 daily trips when applied to the existing pub GFA of 305sqm. The proposed convenience store has a daily trip rate of 216.951 trips per 100sqm GFA, which equates to 508 trips when applied to the proposed convenience store GFA of 234sqm. It should, however, be noted that this is based on a number of existing convenience store sites, some of which opened from 0500 hours to 2400 hours - One Stop may not be subject to these hours of opening and so daily trips could therefore be significantly lower. There is also the 5 dwellings, which would result in a further 29 trips, i.e. a total of 537 trips.

The proposed development will therefore have additional daily trips visiting the site. However, your main concern related to the impact of these traffic movements during early morning and at night. Although in terms of daily customers/staff, there will be a higher number of vehicle movements associated with the convenience store than with the pub, the arrival/departure profile revealed from the database indicates that the pub use would have greater levels of trips in the evening/night period compared to the convenience store. A pub use which could operate at this site could therefore have a much more adverse impact in terms of noise and disturbance at night as described in your email (e.g. from doors slamming and car lights).

In terms of morning impact, your email referred to 39 delivery movements and the impact of these upon the closest neighbours. However, to clarify, this figure relates to the top end of the estimated weekly number of vehicles. One Stop's Delivery Management Scheme suggests between 19 and 38 deliveries per week, which equates to between 3 and 5 deliveries per day. Furthermore, only one delivery vehicle will arrive at the site at any one time, so they will not be concentrated during the early morning period. As far as we are aware, there is no existing restriction to ensure deliveries to the pub occur outside the early morning period.

With this additional information and detailed comparison of the two uses, I hope you will agree that the fallback use that the public house could be put to would have a greater impact upon neighbours in terms of noise and disturbance than the proposed convenience store.

It also worth noting that the 'Jones' Day and Night Convenience Store' some 100 metres to the south of the site also lies 'cheek by jowl' to its residential neighbours with its delivery area to the front of the site and lies very close to 5 Talbot Road to the east and Westfield Court to the north. This is an example of how local convenience stores are typically well embedded within their local community. This will be the case here but with greater separation from the majority of its neighbours and, as you stated in reference to the public house, the proposed convenience store will become "accepted as a community resource and ...well established".

Noise Impact between public house and flats above

Building Regulation compliance will ensure that the appropriate acoustic protection will occur.

Plant and Machinery

We are pleased to note that you are happy with the application of a planning condition to address this matter.

Lighting

Details of lighting can be agreed by means of a planning condition.

Hours of Operation During Construction Period

We are happy to accept a planning condition to deal with construction hours of operation.

I trust this information is of assistance to you and I look forward to hearing from you.

Kind regards,

Richard

Richard Cosker Bsc(Hons) DipTP MRTPI
DIRECTOR - RCC TOWN PLANNING CONSULTANCY

T: 01380 730047
M: 07522 860388
E: richard@rcctownplanning.co.uk
W: www.rcctownplanning.co.uk

Sandcliffe House, Northgate Street, Devizes, SN10 1JT

RCC Town Planning Consultancy is a trading name of
RCC Town Planning Consultancy Ltd
Registered in England and Wales: Registered No.7813081

Richard Cosker Bsc(Hons) DipTP MRTPI
DIRECTOR - RCC TOWN PLANNING CONSULTANCY

T: 01380 730047
M: 07522 860388
E: richard@rcctownplanning.co.uk
W: www.rcctownplanning.co.uk

Sandcliffe House, Northgate Street, Devizes, SN10 1JT

RCC Town Planning Consultancy is a trading name of
RCC Town Planning Consultancy Ltd
Registered in England and Wales: Registered No.7813081

This email originates from Wiltshire Council and any files transmitted with it may contain confidential information and may be subject to Copyright or Intellectual Property rights. It is intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender and delete the email from your inbox. Any disclosure, reproduction, dissemination, modification and distribution of the contents of the email is strictly prohibited. Email content may be monitored by Wiltshire Council to ensure compliance with its policies and procedures. No contract is intended by this email, and any personal opinions expressed in this message are those of the sender and should not be taken as representing views of Wiltshire Council. Please note Wiltshire Council utilises anti-virus scanning software but does not warrant that any e-mail or attachments are free from viruses or other defects and accepts no liability for any losses resulting from infected e-mail transmissions. Receipt of this e-mail does not imply consent to use or provide this e-mail address to any third party for any purpose. Wiltshire Council will not request the disclosure of personal financial information by means of e-mail any such request should be confirmed in writing by contacting Wiltshire Council.

Richard Cosker Bsc(Hons) DipTP MRTPI
DIRECTOR - RCC TOWN PLANNING CONSULTANCY

T: 01380 730047

M: 07522 860388

E: richard@rcctownplanning.co.uk

W: www.rcctownplanning.co.uk

Sandcliffe House, Northgate Street, Devizes, SN10 1JT

RCC Town Planning Consultancy is a trading name of
RCC Town Planning Consultancy Ltd
Registered in England and Wales: Registered No.7813081

This email originates from Wiltshire Council and any files transmitted with it may contain confidential information and may be subject to Copyright or Intellectual Property rights. It is intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please notify the sender and delete the email from your inbox. Any disclosure, reproduction, dissemination, modification and distribution of the contents of the email is strictly prohibited. Email content may be monitored by Wiltshire Council to ensure compliance with its policies and procedures. No contract is intended by this email, and any personal opinions expressed in this message are those of the sender and should not be taken as representing views of Wiltshire Council. Please note Wiltshire Council utilises anti-virus scanning software but does not warrant that any e-mail or attachments are free from viruses or other defects and accepts no liability for any losses resulting from infected e-mail transmissions. Receipt of this e-mail does not imply consent to use or provide this e-mail address to any third party for any purpose. Wiltshire Council will not request the disclosure of personal financial information by means of e-mail any such request should be confirmed in writing by contacting Wiltshire Council.

Victoria Cains BSoc Si MA TCP (Hons)
RCC TOWN PLANNING CONSULTANCY

Please note that my working pattern is as follows: Mon 9am - 1pm, Tue all day & Wed 9am-1pm

T: 01380 730047
E: vicky@rcctownplanning.co.uk
W: www.rcctownplanning.co.uk

Sandcliffe House, Northgate Street, Devizes, SN10 1JT

RCC Town Planning Consultancy is a trading name of
RCC Town Planning Consultancy Ltd
Registered in England and Wales: Registered No.7813081