

## Project Manager Supplemental Pedestrian Access

### A Introduction

The Town Council has decided to proceed with a Northern Pedestrian Access by retaining Town Planning Consultants. The response to informal discussions with the Local Planning Authority and Highway Authority representatives turned out to be not supportive because of alleged issue at Lower Park Street.

Detail in the Early Brief reads as follows.

#### e) Pedestrian Access Page 7)

*Access associated Projects.*

Regulatory

Table 1: Pedestrian Access Projects

Item	Project Short Name	Priority	Current Status	Estimate
Project O	New Pedestrian access and path to new Town Hall entrance	High	Active	£1,500.00

The estimated cost of £1,500 comprises Project Manager £300 for the outline/informal approach to the LA and £1,200 for Town Planning Consultant.

### B What if Planning Permission is REFUSED?

If permitted development provisions do not cover the Town Council to develop an improved southern access, then a further application will be needed or an alternative proposal such as a Southern access.

#### Southern Options Planning Permission and Highway Authority Required

Note A Areas 2 and 3 (Image 1: Layout Options) involve Linc Cymru Housing Association and as a stakeholder must be involved in any preliminary discussions as early as possible to introduce a level of mutuality and appropriateness in terms of the planning process especially the reserved matters that Linc Cymru have to discharge planning requirements which will also be in the interest of the HA and planners.

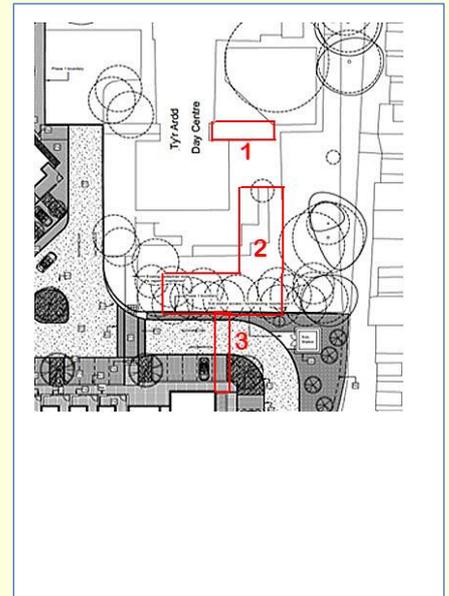
Note B Area 1 shows the general location of an option to extend the proposed new entrance way into the building, which could incorporate good design, architectural features that improved/enhanced the existing building and garden.



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- Note C Area 2 incorporates a number of possibilities.
- i). The South to North rectangle is the entrance way to the proposed new entrance to the Town Hall (
  - ii). The East to West rectangle, subject to the access way is potentially available for parking and or drop off using environmentally friendly system.
  - iii). The crossing point [refer 3 on Image 1: Layout Options) will be part of the Linc Cymru response to the P/20/377/DOC. It is understood that the road, the crossing and other roads on the development **are not to be adopted by BCBC.** The question is then, **are these roads highways or private roads?**

Image 1: Layout Options



- Note D An example of the car park surface treatment is shown in Image 2. This image coincidentally is very similar to that which could be achieved at the southern boundary if that is adopted by the Town Council.

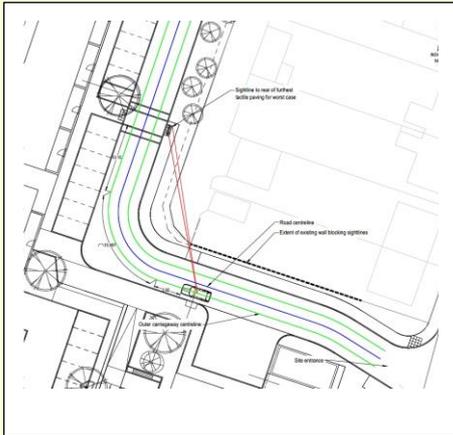
Image 2: Car Park surface



The Planning Authority has approved reserved matter that provide pedestrian access from Sunnyside Road towards the apartments (refer Image 3 then north to the Town Hall with a crossing near the roundabout at the North Terrace refer Image 1.

Image 3: LPA Approved pedestrian route

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### C Is Planning Permission Required

#### a) Class A

##### A. Permitted development

The erection, construction, maintenance, improvement or alteration of a gate, fence, wall or other means of enclosure.

#### a) Class B

##### B. Permitted development

The formation, laying out and construction of a means of access to a highway which is not a trunk road or a classified road, where that access is required in connection with development permitted by any Class in this Schedule (other than by Class A of this Part).

### D Conclusion

It seems practical to consider an alternative at this time assuming that the Northern access does not get planning permission. The Project Manager could open a discussion with Linc Cymru and the LPA regarding a southern access with limited parking refer Image 4 Sketch.

*Image 4 Sketch*

