

Item 14 (Pages 263 - 274) – CB/16/04384/REG3 – Lancotbury Close Amenity Land, Totternhoe

Additional Information

There will be no representative to speak in support of the application, instead, the following supporting information has been provided:

1. There is no visible evidence that any of the existing garages are being used to garage cars overnight. Their width is 2.1m, which is too narrow for most modern vehicles. Nor are the frontages being used either – the row adjacent to number 4 have insufficient curtilage anyway, at 3.5m. If a vehicle did park here it would obstruct the entirety of the footway.
2. There are 35 properties in total around the green. Of these only 5 currently (14%) have off-street parking (nos. 5a, 5, 24, 28 and 29). For most of the properties there is no realistic way of providing off-street parking because of the topography of the land, specifically nos. 7 through to 22.
3. If you applied CBCs parking standards then you would expect there to be a minimum provision of 78 spaces on the assumption that every property is 2 bed and excluding any provision for visitors. When measuring the available kerb space there room for only 23 cars in addition to the 10 that can be parked off-street. This is woefully short of our own standards and it is little wonder that people are parking all over the green. The application will help alleviate some but not all of the pressures and it is unfair to judge it on the basis of objections from residents who have parking within the curtilage of their properties.
4. Whilst on site I spoke to one of the residents at the eastern end. Of the six properties here that front the green, none have 'formal' off-road parking (though most do so illegally). The resident has four cars and in total her adjacent 5 neighbours have a further 10. That is 14 cars vying for the available 4 spaces on road in the section that fronts their properties. She would like us to be more ambitious and to provide further parking on the green area that fronts nos. 30-36.