



We wish to object to this plan on the following reasons. We have not received details of this plan directly and we live in direct line. A neighbour states only two people in the over 55 year old flats received notification and also that a poster was placed on a pole but very quickly disappeared?. During the past we had reason to complain as to a previous plan for three houses on Marsh Gardens we were informed of a width of road which did not comply with the measurements quoted by the highways department. The reason we mention this they told us two vehicles coming either way could pass with difficulty. We mentioned this because an articulated vehicle which has been proposed to use is possibly one and a half times the measurement of an ordinary car.

At this stage we have to quote in Marsh Gardens there is a doctors surgery over eight thousand patients and a junior school . The proposition to enter Bank Bottom Works is to reverse from the doctors surgery which is extremely narrow and then drive down the blue marked entrance Bank Bottom Works because of the length of the vehicles there is not an alternative hence creating a dangerous situation for school children, patients and residents. Often the large vehicles cannot make this movement and are using a forklift to and from the works to the vehicle which is extremely dangerous and blocking the whole public way. Only last week there were 3 possibly 50ton articulated vehicles in a row on Marsh Gardens the chaos was unbelievable i.e. no entrance to surgery for disabled parking, no entrance to surgery car park and no entrance school and none to all house drives on Marsh Gardens and no entrance to Concord Street from Westgate therefore holding all transport on Westgate stationery.

We have studied the rules and regulations appertaining to change of use for B2 to B8 it is interesting that they DO NOT comply mainly with residential areas and times of business. B8 applications must have locations in accessible industrial parks such as industrial estates. The issue associated with B8 use class storage and Distribution units often related to hours of operation with many distributors businesses for example the internet business mentioned requiring 24 hours a day, 7 days a week access which can place pressure on the highways network and have impact on neighbouring properties, including noise and distribution and therefore the location of such buildings is critical in allowing planning permission to be granted. These are permitted rules and regulations clearly not suitable for residential areas.

To add since 1990's it is correct to state there has been erection of tens of residences on Marsh Gardens including also planning passed for erection of private residency and still in force and kept up to date at Moorhouse Transport yard.

We have studied the history of 4 Marsh Gardens Bank Bottom Works we will comment that the whole planning application is so ambiguous it looks as if Proper Maid cakes still exist. This is not the case it has changed hands a few times since. Also the future proposed is nothing to do with cakes they have long been liquidated 2019.

To conclude B8 rules differ from the proposal, Bank Bottom Works is surrounded by residential properties and don't forget Marsh Gardens is a cul-de-sac with parking on one side of the road it is not capable of heavy vehicles which damage the footpaths (note the bollards serving a good purpose and erected by the highways department for the safety of pedestrians one of which was destroyed recently by a large vehicle).

Could the highways and planning give careful attention to all the facts raised .