
ITEM 3a - 22/00838/FUL – Seven Stars Inn, 84-86 Eaves Lane

The recommendation remains as per the original report.

Two further objections have been received which raise the same concerns as listed in the committee report.

An email has also been received from the legal representative of the adjoining landowner who is disputing the applicant's right of access to the side alley. The email reiterates that the landowner does not believe the applicant has a right of access over the land as the right is restricted to the use of the site as a pub. Given this continued dispute, it is considered necessary to include the condition below to ensure the building is not occupied for the approved use without having access to the rear yard area.

The following additional condition is recommended:

No.	Condition
1.	<p>Pedestrian access to the rear of the property is to be gained via the side-alley, located to the south of no. 84 - 86 Eaves Lane, as shown on approved drawing ref. S-08. Prior to any works taking place to facilitate the conversion of the building to a house in multiple occupation hereby approved a right of access over the land required to gain access to the rear of the property shall have been secured.</p> <p><i>Reason: To ensure access can be gained to the bin and cycle storage areas to the rear of the property.</i></p>
