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

The item has been withdrawn from the Agenda.

Six further letters of objection have been received, including from Councillor Hasina Khan, setting out the following issues:

- Lack of parking
- Highway safety
- Increase in anti-social behaviour, fly-tipping and crime (similar issues at existing HMO at Shepherds Arms)
- This type of development are often poorly managed
- No right of access via the side-alley / Albany Court and so the bin and cycle storage area would be inaccessible
- No consideration given to access for emergency vehicles

With regards to access for emergency vehicles, this would be no different to the existing situation with the operation of the site as a public house with the site fronting Eaves Lane, with access for emergency vehicles.

Councillor Khan also requested that the application be deferred from the 11th October planning committee until the right of access issue is resolved. Members will be aware that landownership/ right of access issues are a civil matter and not a material planning consideration. That said, if the applicant cannot access the rear of the property for bin and cycle storage then the proposal would be unacceptable due to a lack of suitable provision of accessible cycle and bin storage areas. It is therefore considered that the proposal should be withdrawn from the Agenda whilst this issue is investigated further.