

Cllr Stan Heptinstall
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16 July 2013

Sally Cummins
The Planning Inspectorate
Room 3/05a Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Dear Sally

TOWN AND COUNTRY PLANNING ACT 1990 (as amended)
**LAND AT: BRAMCOTE HILLS CARE HOME, 36 SANDRINGHAM DRIVE,
BRAMCOTE**
APPEAL REFERENCE: APP/J3015/A/13/2200244
APPEAL STARTING DATE: 21ST June 2013
APPELLANTS' NAME: Mr P Hearn

This application was turned down by the Development Control Committee of Broxtowe Borough Council based primarily on the steady increase in size of this care home and the resulting impact on the local community.

This Care Home occupies the site previously occupied by a public house. Initially it was seen as a suitable replacement for the former building provided that it was contained wholly within the original site.

Previously there was a car park on the Sandringham Road side of the public house but this was built on to provide as large a building as possible. Only a small car park was created to the rear of the current building that is quite difficult to access. The result is that staff and visitors now park on the surrounding roads.

The combined effect of the new building and the car parking has resulted in a dominating influence on neighbouring properties.

Local people see the current application as a second step to increasing the size of the building and the number of people who live in it and work in it. Already, since the original consent for a Care Home, there have been rearrangements within the building to increase the number of residents. This second application aims to further increase the number of residents through an extension to the property.

This will create the need for even more car parking and even more domination of the neighbouring properties.

There is also a fear that further extensions will be sought, which will exacerbate the situation even further.

My own view is that it was right to allow a limited development of the site of the original public house but that extensions beyond this would be detrimental to the amenity of the closest neighbours.

Yours sincerely

A handwritten signature in black ink that reads "Stan Heptinstall". The signature is written in a cursive style with a large initial 'S' and a long, sweeping tail on the 'l'.

Cllr Stan Heptinstall

Bramcote Ward