

To Whom it May Concern

As we are in unusual times and it may not be possible to attend the relevant Planning Meeting in person, we, as Appleton Ward Councillors wish to register our objections to the Appleton Village Pharmacy/Apartments planning application No. 19.00534.ful. We also support the objection from HBC Highways Section. Our main points are as follows:

1. Appleton Village is one road with a central bend which impacts on vehicle visibility and safe parking. There are four busy road junctions in this highway of little more than 300 metres length. The road currently comprises of a number of business premises which all attract customers, vehicles and parking - DAY AND NIGHT. They are:-

- a successful Newsagent and general store
- A popular takeaway food outlet
- A well used bar and entertainment venue (Appleton Village Club) which also caters for large events (wedding etc) open throughout the year
- A social club (St. Bede's) with regular activities and catered for events with clientele from all areas of the town, also in use day and night.
- A home Improvement Company with a vehicles and storage depot as well as a showroom for retail and wholesale customers.
- A large vehicle repair garage with daily drive in customer base and parking requirements.
- A Kitchen improvement business, open to the public.
- Opposite the above on Appleton village is a Taxi Rank.

In addition an application is currently progressing for an existing apartment to be converted into a large office space which will of course result in further traffic and additional multiple parking in the area.

2. The Appleton Village is a congested artery road for both vehicles and pedestrians.

- There are two schools. A large Infants School and Large Primary school on and accessed through Appleton Village plus a separate Pre-school building. Further to the above accommodating approximately 600 children, the village is a route to the two largest high schools and the largest Junior school in the town.
- There is a large private extended hours nursery on the bend which caters for 85 children plus staff which has recently withdrawn expansion proposals due to highways objections.
- One of the few scout and Brownies buildings in the town is also situated on Appleton village providing for young people and volunteers from a wide area.
- The premier R.C church in the town, one of a diminishing number is heavily visited by parishioners and is also in constant use for church services, weddings and funerals.

- Victoria Park is the most popular park in the Borough with heavy 7 day a week visitation by the public. The park is accessed on Appleton Village and is also used as a major events location throughout the year.
- The GP surgery has one of the largest patient lists and receives a high volume of individual visits.
- The existing pharmacy has a late night licence attracting all hours customers.
- A bus route runs through the village with 2 bus stop shelters sited.
- Four electric car charging points have been installed on a substantial length of the road.
- A new cycleway is about to be installed through the village which will inevitably narrow the traffic lanes and reduce the current parking opportunities.

3. The road is heavily built up on both sides.

In addition to all of the above as a destination, the village is a busy through road but it also has substantial residential accommodation which attracts visitors seeking parking on the highway along with the need to cater for those existing residents.

- The general store has an apartment above with no off road parking.
- There is vehicle rear access to Birchfield Road houses from Appleton Village.
- One property houses adults with special needs requiring staff vehicles to come and go.
- St. Bede's View consists of 41, one and two bedroom apartments.
- There are several flats next to the Scout hut.
- Another four apartments are situated on one of the four busy junctions serving Appleton Village,
- the junction at Deacon Road, opposite the well-used car wash facility, is recognised as producing the worst air quality in the town, testimony to the already unacceptable levels of traffic converging on Appleton Village and this is of particular concern when one considers the large numbers of children gathered into the area.

Finally, there is in addition to the prior mentioned residential accommodation, another large apartment block under construction on the same site as the proposal in question. This will also impact detrimentally upon the village, including concerns of access and exit across a narrow pedestrian pavement. This existing development was reduced in number of units from the original proposal.

How, therefore can this further development be acceptable? In our view there has to be a recognition of when saturation point is reached in regard to detrimental impact on public safety, health and wellbeing. We believe that point has in this case, already been overstepped. Therefore we cannot support the proposed application and agree with the HBC Highways Department recommendation to refuse the application in the public interest.

Thank you

Appleton Ward Councillors : Eddie Jones
Ged Philbin
Angela Teeling