

Church Gate, proposed purchase of land and development into front garden

Fred and Sophie Caure, 26th July 2016

We would like the Parish Council to consider the following:

We would like to purchase the land currently owned by the Parish Council between our property 2 Church Gate and the public highway which is currently used as a public car park and turn it into a front garden for the cottage.

Currently the cottage does not have an attached garden space. With the imminent arrival of our child, we would like to have a small garden near the house where we can sit outside with our child without having to cross any roads.

We believe there would be a range of benefits:

- A front garden would improve the image of the village similar to the thatched properties on the other side of the street on the village square. We would fence off the garden with a low fence and low shrubs so it could be used as an outdoor sitting area.
- Reducing safety concerns when driving out of the current car park as visibility is poor due to the high bank of the graveyard.
- Less pollution and smelly exhausts on the front and inside the house, especially in winter when people leave their car running for several minutes for it to warm up and the fumes come into the house.
- More peace and quiet in the Church Gate cottages, as currently cars are driving on and off during late and early hours.
- Better maintenance and ownership of the grounds.
- The money raised from the sale of the land could be put towards improving other village amenities that could have a wider benefit for the community.

Our idea is supported by neighbour Fiona Crofts. No other neighbours have been consulted so far.

Impact on the car park

We do realize that the car park in front of the cottages currently offers approximately 3 parking spaces in front of each cottage. During the daytime, the car park has low usage and is mostly empty. The highest use of the car park is during the evenings. The following people use the car park:

Residents of the Church Gate Cottages (us):

We would design the front garden as such that our car(s) could still safely be parked in front of the front garden parallel with the house front instead of the current 'vertical' setup, without causing an obstruction to the public highway.

Residents of the village square:

The residents of the village square mostly park on their side of the street and occasionally one or two cars park on the car park. We believe there is plenty of space on the village square side of the street and in many cases the car park is used because it is quicker to drive on and off than parking on the side of the street.

Visitors to the pub:

On regular occasions visitors to the pub use the car park whilst the pub car park remains unused.

Visitors to the church:

Visitors to the church occasionally use the car park, but our proposal would still leave the 2 spaces in front of the Church Gate available and the spaces on Baxter Hall car park are already allocated to visitors to the church.

In the unlikely event of a shortage of parking spaces, we would propose that people can park their car at the Baxter Hall car park, or on the street side like in most other places in the village.

To the Parrish council we would offer:

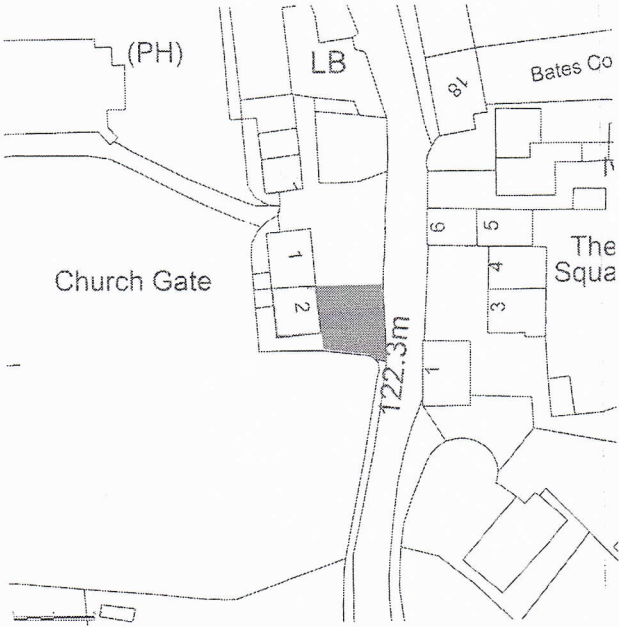
- An agreed price for the plot of land
- To pay the legal fees the Parish Council would incur on top of our own legal fees.

The money raised from the sale of the land could be put towards improving other village amenities that could have a wider benefit for the community.

Fred and Sophie Caure
Petrockstowe 26th July 2016



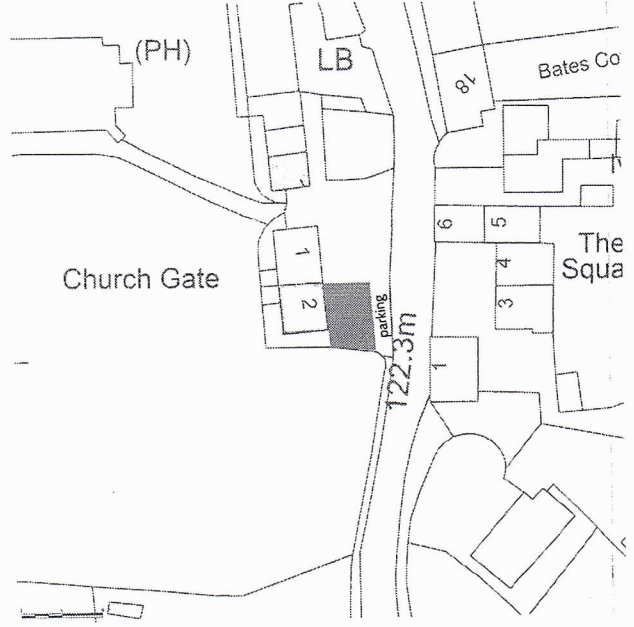
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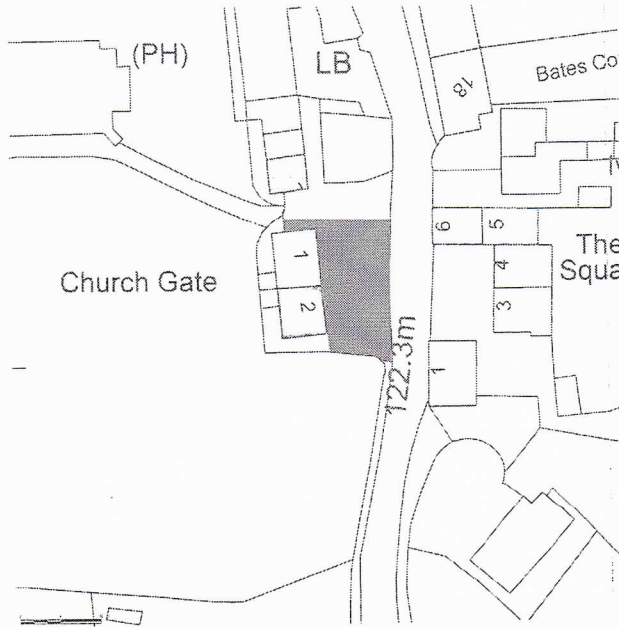
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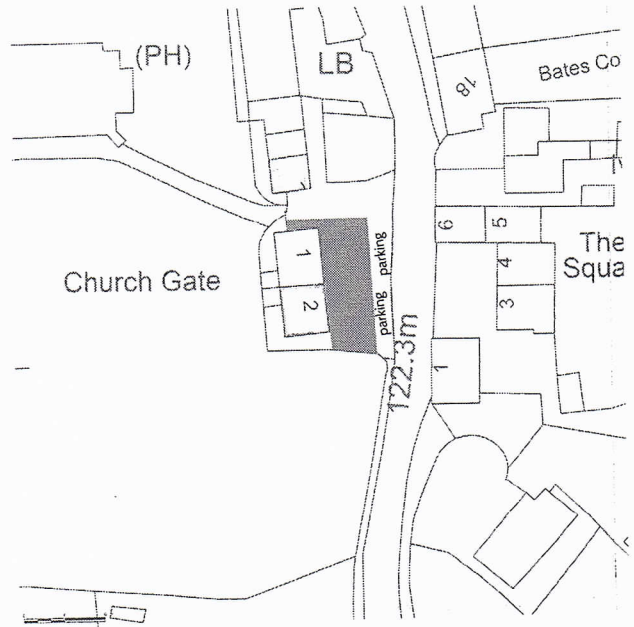
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