

PLANNING COMMITTEE DATE: 23rd August 2023

APPLICATION NO: F/YR22/1416/O

SITE LOCATION: Land East of 114 Main Road, Parson Drove

UPDATE

Email received from Agent dated 16th August

An email was received from the agent in respect of the concerns raised by the Highways Authority;

Further to your email I attach the revised drawing which is showing the 2.4 x 120m vision splay as requested by highways, also as you will see on the drawing the access road is 5.5m wide which is the standard width for an estate road so allows for two vehicles to pass.

Highway safety

The agent submitted a plan demonstrating the visibility splays and indicated the width of the access road to address the concerns raised by the Highways Authority.

(18/8/23) County Highways commented that the 2.4m x 120m inter-vehicular visibility splay has been shown, which is commensurate with the stopping sight distance for a 40mph road. This visibility, however, does not appear to be fully contained within the application boundary and / or the highway boundary and is thus reliant upon land outside of the applicant's control. However, this is based on ordnance survey mapping without the highway boundary overlaid, so it is difficult to say with any certainty as the portion of the splay which may overspill into third-party land is very minor.

For the avoidance of doubt, while there are many single driveways onto Main Road, a shared access for four dwellings will be more intensely used and therefore requires greater conspicuity.

The application seems to be reliant upon the permission F/YR19/0971/O which is to provide a 1.8m footway (Condition 6 of F/YR19/00971/O, later varied under F/YR21/1348/VOC). While this footway is shown on the submission drawings, the application is also reliant upon it so provision of a footway which connects to the existing footway to the west should also be conditioned in a similar manner.

Given the 'in-principle' and fundamental locational issues forming other reasons for refusal, it is considered that this plan should be disregarded at this stage of determination as mentioned above, it cannot be confirmed at this late stage that the access changes would address the additional highways reason for refusal.

Recommendation: REFUSAL – The above update does not alter the original recommendation as set out on page 136 of the agenda.