

PLANNING COMMITTEE DATE: 24th April 2019

APPLICATION NO: F/YR19/0164/F

UPDATE

Revised plans have been received from the agent following discussions with the highways authority with regard to the access to the parking provision at the rear of the site. The amendments result in a narrower, slightly repositioned building on the site to allow for a wider access driveway to the rear parking courtyard, however highways have commented further on these proposals noting that the visibility splays to the west remain sub-standard.

Recommendation:

Refusal as per the main report with the following reason to replace reason 2:

2. Policy LP15 of the Fenland Local Plan (2014) requires all development to provide a well-designed, safe and convenient access. The proposal, by virtue of the access and its relation to 18 Deerfield Road to the west would result in sub-standard visibility splays in that direction for traffic leaving the site. The proposal would therefore be detrimental to highway safety and would be contrary to the requirements of policy LP15 in that respect.