

PLANNING COMMITTEE DATE: 13th May 2020
APPLICATION NO: F/YR20/0167/O

SITE LOCATION: Land north of the Barn, High Road, Bunkers Hill

UPDATE:

Two emails have been received from the agent stating the following. A revised flood risk assessment accompanies one of the emails.

- The northern visibility splay is available within the highway verge.
- The southern visibility splay passes through the applicant's property and the highway verge.
- When extended to the nearside kerb the southern visibility splay is lengthened.
- The flood risk assessment has been updated removing a paragraph that should not have been included.

The comments are noted, and the site plan submitted alongside the application demonstrates that the northern visibility splay is available within highway land. The southern visibility splay however is still drawn incorrectly, terminating in the centre of the carriageway rather than at the nearside kerb, and it would appear from the site visit that the requisite visibility splay is drawn through the fenceline for the host property.

On that basis, reason for refusal (3) stands, the plans submitted alongside the application do not provide details of the access geometry and the visibility splays are incorrectly drawn, failing to demonstrate that acceptable visibility can be provided.

The revisions to the flood risk assessment remove the paragraph noted in section 10.8 of the main report that stated "*It should be noted that the existing building includes residential accommodation and the proposed conversion provides additional living area and does not increase the number of dwellings*". This statement was not considered to relate to the application proposal, which was for the construction of new dwellings, and its removal does not alter the assessment of the application, nor reason for refusal 4, which relates to flood risk.

Recommendation: The recommendation remains for refusal as per the main report.