

**NORTH PLANNING COMMITTEE**  
**SCHEDULE OF ADDITIONAL LETTERS**

**Date: 29<sup>th</sup> November 2016**

**NOTE: This schedule reports only additional letters received before 5pm on the day before committee. Any items received on the day of Committee will be reported verbally to the meeting**

<b>Item No.</b>	<b>Application No.</b>	<b>Originator:</b>
	15/02805/REM	Highways Authority

Recommendation

No Objection – subject to the development being carried out in accordance with the approved plans and the following conditions and informatives.

Observations/Comments

The application provides details of the individual development plots and accesses onto the B5026 London Road. Access for vehicles for Plots 1-5 are directly onto London Road while Plot 7 takes access from a short residential cul-de-sac which also serves Plots 6 and 8-10 under planning application 15/02806/REM.

The configuration of the plots and access arrangements are identical to a previous reserved matters approval referenced 15/04397/REM with the exception of Plots 2-3 which are now provided with separate parking and turning arrangements. The above reserved matters application followed the outline planning permission referenced 13/02698/OUT under which a Section 106 planning obligation restricts the commencement of development until an extension of the 40mph speed limit to encompass the development site has been put in place.

A new 2 metre wide footway is shown along the full site frontage with the B5026 which will require the removal of the existing boundary hedge, but which will provide visibility for the new accesses and road junction. The submitted site layout drawing shows a new post and rail fence and hedge planting to the rear of the new footway to ensure that visibility to the B5026 is maintained.

There appears to be a minor discrepancy between the Proposed Site Plan - Phase B (Drawing No. 5266-064), the Proposed Landscape Scheme (Drawing No. 5266-062 A) and the Planting Proposals (Drawing No. M15/1198/01K) in that the latter drawing shows the new frontage footway extending into the site estate road from the north-east as far as the Plot 10 driveway and this is considered to be required for pedestrian safety.

It is considered that the following conditions are appropriate: -

*Pre-commencement:*

1. Before any other site operations are commenced, the proposed plot vehicular accesses, footways and road junction shall be substantially completed in accordance with full construction details which shall first be submitted to, and approved in writing by the Local planning Authority. The vehicular access, footway and road works shall thereafter be fully completed before the respective dwellings are first occupied.

Reason: To ensure that the development should not prejudice the free flow of traffic and conditions of safety on the highway nor cause inconvenience to other highway users.

2. No development shall take place until details of the design and construction of any

new roads, footways, accesses together with details of the disposal of highway surface water have been submitted to, and approved by the Local Planning Authority. The approved details shall be fully implemented before the use hereby approved is commenced or the building(s) occupied.

Reason: To ensure a satisfactory access to the site.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- A traffic management and HGV routing plan

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

*Pre-occupation*

4. None of the dwellings shall be occupied until the areas shown on the approved plans for the parking and turning of vehicles have been provided properly laid out, hard surfaced and drained. The areas shall be maintained thereafter free of any impediment to their designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

*For the lifetime of the development*

5. The vehicle accesses shall remain ungated, unless otherwise agreed in writing by the local Planning Authority.

Reason: To ensure that the development should not prejudice the free flow of traffic and conditions of safety on the highway nor cause inconvenience to other highway users.

Item No.	Application No.	Originator:
	15/02806/REM	Highways Authority

Recommendation

No Objection – subject to the development being carried out in accordance with the approved plans and the following conditions and informatives.

Observations/Comments

The application provides details of the individual development plots and accesses onto the B5026 London Road. Access for vehicles to Plots 6 and 8-10 are from a short residential cul-de-sac which also serves Plot 7 under planning application 15/02805/REM.

The configuration of Plots 6 and 8-10 and the access arrangements are identical to a previous reserved matters approval referenced 15/04397/REM which followed the outline planning permission referenced 13/02698/OUT under which a Section 106 planning obligation restricts the commencement of development until an extension of the 40mph speed limit to encompass the development site has been put in place.

A new 2 metre wide footway is shown along the full site frontage with the B5026 which will require the removal of the existing boundary hedge, but which will provide visibility for the new road junction. The submitted site layout drawing shows a new post and rail fence and hedge planting to the rear of the new footway to ensure that visibility to the B5026 is maintained.

There appears to be a minor discrepancy between the Proposed Site Plan - Phase A (Drawing No. 5266-063), the Proposed Landscape Scheme (Drawing No. 5266-062 A) and the Planting Proposals (Drawing No. M15/1198/01K) in that the latter drawing shows the new frontage footway extending into the site estate road from the north-east as far as the Plot 10 driveway and this is considered to be required for pedestrian safety.

It is considered that the following conditions are appropriate: -

*Pre-commencement:*

1. Before any other site operations are commenced, the proposed plot vehicular accesses, footways and road junction shall be substantially completed in accordance with full construction details which shall first be submitted to, and approved in writing by the Local planning Authority. The vehicular access, footway and road works shall thereafter be fully completed before the respective dwellings are first occupied.

Reason: To ensure that the development should not prejudice the free flow of traffic and conditions of safety on the highway nor cause inconvenience to other highway users.

2. No development shall take place until details of the design and construction of any new roads, footways, accesses together with details of the disposal of highway surface water have been submitted to, and approved by the Local Planning Authority. The approved details shall be fully implemented before the use hereby approved is commenced or the building(s) occupied.

Reason: To ensure a satisfactory access to the site.

3. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period and shall provide for:

- The parking of vehicles of site operatives and visitors
- Loading and unloading of plant and materials
- Storage of plant and materials used in constructing the development
- The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- Wheel washing facilities
- Measures to control the emission of dust and dirt during construction
- A scheme for recycling/disposing of waste resulting from demolition and construction works
- A traffic management and HGV routing plan

Reason: To avoid congestion in the surrounding area and to protect the amenities of the area.

*Pre-occupation*

4. None of the dwellings shall be occupied until the areas shown on the approved plans for the parking and turning of vehicles have been provided properly laid out, hard surfaced and drained. The areas shall be maintained thereafter free of any impediment to their designated use.

Reason: To ensure the provision of adequate vehicular facilities, to avoid congestion on adjoining roads and to protect the amenities of the area.

*For the lifetime of the development*

5. The vehicle accesses shall remain ungated, unless otherwise agreed in writing by the local Planning Authority.

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