

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

13 January 2010

AUTHOR/S: Executive Director (Operational Services) / Corporate Manager – Planning and Sustainable Communities

S/1467/09/F – IMPINGTON

Description of Development: Erection of a Dwelling for Ms Dianne Reeve

Recommendation: Delegated Approval

Date for Determination: 15th December 2009

A. Update to the report

Agenda report paragraph number 14 – Local Highway Authority

On a re-visit to the site the local highway authority engineer has confirmed that both the tracking plan and site plan are incorrect. These plans fail to show the extent of the boundary wall to no.19 Burrough Field and the correct width of the carriageway within Burrough Field. As a consequence it is the opinion of the highways engineer that the parking space proposed would be constrained and difficult for a vehicle to enter and exit. As a consequence this may lead to on street parking, which would hinder the ease of movement within the cul-de-sac.

Notwithstanding the above, the Highway Authority has confirmed that the parking space would be usable albeit with some difficulty. Therefore the proposal would not in result in a detrimental impact upon highway safety to warrant a refusal of planning permission. Furthermore, it is considered that there is scope to reduce the pedestrian visibility splay from 2m x 2m to 1.5m x 1.5m and amend the design of the dwelling's frontage in order to provide more space for a vehicle to enter and exit the parking space with more ease.

In light of these comments it is proposed that officers seek delegated approval for the scheme in order to seek revised plans to address this issue to ensure that a revised access width is provided to meet with the approval of the Local Highway Authority.

Agenda report paragraph number 13 - Impington Parish Council

Impington Parish Council reiterate they recommendation of refusal in relation to the amended plans received on the 26th November 2009.

B. Further Information received after publication of the agenda report.

On December the 16th 2009 a tracking plan was submitted as additional information illustrating the movement of vehicles to and from the site. As already stated this drawing is incorrect and will require revision prior to the application being approved.

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