

**SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL**

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**REPORT TO:** Planning Committee

2 November 2011

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

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**S/1715/11 - MILTON**

**Erection of a detached dwelling, together with the provision of a dropped kerb and 2 car parking spaces to the front of the existing dwelling at 14 Fen Road and Land off Coles Road, Milton for Executors of Violet Barton Deceased**

**Recommendation: Approval**

**Date for Determination: 21<sup>st</sup> October 2011**

**A. Update to the report**

**Agenda report paragraph number 29 - Recommendation**

The applicant's agent has expressed concern regarding the wording of proposed condition 12. The means of access off Coles Road to the proposed dwelling is the access presently used by No.14 Fen Road. Condition 12 implies this needs to be blocked off, thereby preventing vehicular access to the new dwelling.

For the sake of clarification, this is not the intended outcome of condition 12. There is presently a dropped kerb and vehicular access at the front of the site onto Fen Road. This is positioned adjacent to the boundary with No.16 Fen Road, and the application proposes the provision of a dropped kerb and two parking spaces further along the frontage in front of the existing dwelling. Condition 12 is intended to require the existing section of dropped kerb to be raised in order to avoid the creation of two separate access points along the frontage of the site. For the avoidance of any doubt, it is recommended that the wording of condition 12 be amended as follows:

Within 28 days of the bringing into use of the new access to No.14 Fen Road, the existing access and section of dropped kerb onto Fen Road shall be permanently and effectively closed and the footway/highway verge reinstated in accordance with a scheme that shall previously have been submitted to and approved in writing by the Local Planning Authority.

(Reason – In the interest of highway safety in accordance with Policy DP/3 of the adopted Local Development Framework 2007.)

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