

SOUTH CAMBRIDGESHIRE DISTRICT COUNCIL

REPORT TO: Planning Committee

7 November 2012

AUTHOR/S: Planning and New Communities Director

S/1892/12/FL - WATERBEACH
Erection of Dwelling at Land to the North of 41 Rosemary Road for Mr C. Dean

Recommendation: Approval

Date for Determination: 15 November 2012

A. Update to the report

Agenda report paragraph number 10 – Consultation by South Cambridgeshire District Council as Local Planning Authority

Local Highways Authority – Comments as follows: -

Existing Dwelling

The Highway Authority would like to highlight to the Local Planning Authority although not the parking Authority, that the suggested use of the 'off road parking' (page 4 of the submitted Design and Access Statement) this would be considered as on street parking by the Highway Authority as the lay-by is still public adoptable highway which can be altered or have restrictions installed at any time and should therefore not be considered as parking for the existing dwelling.

Proposed Dwelling

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that two 2.0 x 2.0 metres pedestrian visibility splays shown on the drawings shall be kept clear of all planting, fencing, walls and the like exceeding 600mm high.

Reason: in the interests of highway safety

Please add a condition to any permission that the Planning Authority is proposal requiring that the proposed drive way be constructed so that its falls and levels are such that no private water from the site drains across or onto the adopted public highway.

Reason: for the safe and effective operation of the highway

Please add a condition to any permission that the Planning Authority is minded to issue in regard to this proposal requiring that the proposed drive be constructed using a bound material for 6m from the highway boundary to prevent debris spreading onto the adopted public highway.

Reason: in the interests of highway safety

No part of any structure shall overhang or encroach under or upon the public highway and no gate / door / ground floor window shall open outwards over the public highway.

Reason: In the interests of highway safety.

The applicant must show the dimensions for the proposed car parking spaces, which should be 2.5m x 5m

Please forward the amended drawing showing the above requirements to the Highway Authority for approval prior to determination of the application.

Please add a condition requiring that no construction works shall commence on site until a traffic management plan has been agreed with the Highway Authority.

In the event that the Planning Authority is so minded as to grant permission to the proposal please add an informative to the effect that the granting of a planning permission does not constitute a permission or licence to a developer to carry out any works within, or disturbance of, or interference with, the Public Highway, and that a separate permission must be sought from the Highway Authority for such works.

Agenda report paragraph number 15 - Representations by Members of the Public

The occupier of No. 35 Pieces Terrace has concerns in relation to the increase in traffic on to a narrow road and that a lack of on-site parking would result in on-street parking that would be detrimental to highway safety. Also queries where contractor's vehicles would park in the construction process as currently parked vehicles along the road restrict visibility when pulling out of the driveway.

Agenda report paragraph number 35 - Recommendation

Additional Condition

No construction works shall commence on site until a traffic management plan has been agreed with the Planning Authority in consultation with the Highway Authority. The principle areas of concern that should be addressed are:

- i) Movements and control of muck away lorries (all loading and unloading should be undertaken off the adopted public highway)
- ii) Contractor parking, for both phases all such parking should be within the curtilage of the site and not on street.
- iii) Movements and control of all deliveries (all loading and unloading should be undertaken off the adopted public highway)
- iv) Control of dust, mud and debris, please note it is an offence under the Highways Act 1980 to deposit mud or debris onto the adopted public highway.

The development shall be carried out in accordance with the approved details.

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

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