

PLANNING COMMITTEE

16TH JUNE 2020

ADDENDA AND CORRECTIONS

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
PART A		
20/0121/FUL	22	<u>Add additional comments/conditions</u> – Highways Authority - No objection to the proposal in principle. The site has dual access from both a private track and from a newly constructed access utilising an existing dropped curb onto the A449. Although there are no known accidents associated with the access point, it's construction is not in accordance with Highway standards for a means of access onto an A class road. Access improvements are therefore required to ensure the access is compliant and a condition should be imposed to ensure sufficient visibility splays and a 45 degree fence line either side of the gate which should be set back 10 metres with a permeable hard surface.
	27	Please refer to condition 8 in report, which states: Within 3 months of the date of permission, the layout of the existing vehicular access shall be amended to include visibility splays and a 45 degree fence line either side of the access with gates set back 10 metres from the edge of the carriageway and the access area surfaced in a bound material. Details are to be submitted in writing to and approved by the Local Planning Authority. Reason In the interests of highway safety
20/0106/FUL	16	<u>Additional comments:</u> Highways Authority – No objection to the application and it is advised that following the submission of a revised Block Plan as requested, the proposals now show an acceptable access arrangement and a private road between the site and the highway on Eleanor Harrison Drive .

PART B

20/0115/RG3

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Corrections:

Paragraph 5.2 to be updated as follows:

5.2 It is therefore recommended that APPROVAL be granted subject to the following conditions:

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Additional comments/conditions:

Highways Authority – No objection to the application subject to a condition to require amendments and further details of the access arrangements, to include: a reduction in the width of the egress point to 5.5 metres; a road safety audit to be undertaken and details of internal signage and road markings to enforce the one-way flow through the site.

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Condition 9 to read as:

Notwithstanding any indication on the approved plans, no development shall commence (excluding the approved polytunnel, entrance archway structure to Park Lane, the café building and the extension to the Sons of Rest building) until details of the access arrangements including:

- a) A Road Safety Audit (Level 2) to be undertaken
- b) Details of Traffic Regulation Orders at the Access / Egress points (TRO)
- c) Details of Visibility Splays at the Access / Egress
- d) Amendments to Access / Egress design layout

have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason

In the interests of highway safety and to ensure that the development accords with Policy CP03 of the Adopted Core Strategy and the Paragraphs 108 and 110 of the National Planning Policy Framework.