Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Environment and Transport to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2010/0195/04
CE/EN Ref: Previous on Plan-Con 2009/0587/04 2009/6003/04
Application Address: Land Adj 7, Alexander Gardens, Hinckley, Leicestershire
Parish: Hinckley
Applicant: Hinckley And Bosworth Borough Council
District Planning Case Officer: David Kiernan
Brief Description of Development: RESIDENTIAL DEVELOPMENT (RESERVED MATTERS).

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	No	**New pedestrian access:**	No
Altered vehicular access:	No	**Altered pedestrian access:**	No

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

29/53 Alexander Gardens - Unclass

County Councillor David Christopher Bill & Donald Owen Wright

SCHEME_REF : 2969.00 : Hinckley, Tudor Road, Richmond Primary School - Safe Routes to School

SCHEME_REF : SDHB0910028 : Surface Dress

RECOMMENDATIONS

Note(s) to Planning Officer

I refer to the amended drawing No. 6338/11 Rev. A received by Hinckley and Bosworth Borough Council on 22/4/10.

Conditions

The gradient of the access drive shall not exceed 1:12 for the first 5 metres behind the Highway boundary.

Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.

Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
Reason: To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

Before first occupation of any dwelling hereby permitted, turning facilities shall be provided within the site in order to allow vehicles to enter and leave in a forward direction. The turning area so provided shall not be obstructed and shall be available for use at all times.
Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

Before the first occupation of any dwelling hereby permitted, car parking provision shall be made within the curtilage of the dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall not be obstructed and shall thereafter permanently remain available for car parking.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

Before the first occupation of any dwelling hereby permitted, the access drive and any turning space shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.
Reason: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

Before first use of the development hereby permitted, the vehicular access to the site shall be provided with 2 metre control radii on both sides of the access.
Reason: To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety and to afford easy access to the site and protect the free and safe passage of traffic in the public highway.

Before first use of the development hereby permitted, the vehicular access to the site shall be widened to an effective minimum width of 4.25 metres over a distance of at least 5 metres behind the Highway boundary. The access drive once widened shall be so maintained at all times.
NOTE: If the access is bounded immediately on one side by a wall, fence or other structure, an additional 0.5 metre strip will be required on that side. If it is so bounded on both sides, additional 0.5 metre strips will be required on both sides.
Reason: To ensure that vehicles entering and leaving the site may pass each other clear of the highway and not cause problems or dangers within the highway.

Before first occupation of any dwelling hereby permitted, a satisfactory pedestrian visibility splay in accordance with the details shown on the amended plan shall be provided on the Highway boundary to the left hand side of the access with nothing within that splay higher than 0.6 metres above ground level and shall be so maintained in perpetuity.
Reason: In the interests of pedestrian safety.

Note(s) to Applicant
All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager- (telephone 0116 3052202.)

The Highway boundary is the wall/hedge/fence etc. fronting the premises and not the edge of the carriageway/road.

Any street furniture that requires relocation shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.

Date Received	Date Of Inspection	Inspector	Signed Off
22/04/2010		Simon Hill	11/05/2010