Leicestershire County Council

PLANNING APPLICATION CONSULTATION RESPONSE

Report of the Director of Highways, Transportation & Waste Management to the Planning Authority relating only to the Highway aspects.

DETAILS OF APPLICATION

Planning Ref No: 2009/0031/04
CE/EN Ref: Previous on Plan-Con 2009/7006/04 2008/0589/07 2004/1333/04 E239
Application Address: 53, MARKFIELD ROAD, GROBY, LEICESTER, LE6 0FL
Parish: Groby
Applicant: Mr K Burrows
District Planning Case Officer: Richard Wright
Brief Description of Development: ERECTION OF TWO NEW DWELLINGS.

OBSERVATIONS

(a) On any Improvement lines: None

(b) On Access Arrangements:

New vehicular access:	Yes	**New pedestrian access:**	Yes
Altered vehicular access:	Yes	**Altered pedestrian access:**	Yes

(c) On effect on Rights of Way: No

(d) On any new road proposal: No

(e) On application in general:

23/23 Markfield Road - C4106 Works within the Highway

County Councillor - Robert Fraser

SCHEME_REF : TM1927 : GROBY - MARKFIELD ROAD, INSTALLATION OF CENTRE LINE AND EDGE LINE - Complete

SCHEME_REF : SAHB09P06 : Surface dress carriageway

RECOMMENDATIONS

Note(s) to Planning Officer

The Highway Authority would normally seek to resist a proposal that would fail to provide an access with appropriate width in accordance with L.C.C. guidance. However, on the basis of the relatively low traffic flows along Markfield Road and the fact that the likelihood of conflict occurring at the access with two vehicles seeking to pass will be slight, it is unlikely that it would be possible to sustain a reason for refusal on highways grounds in the event of an appeal.

Conditions

If any vehicular access gates, barriers, bollards, chains or other such obstructions are to be erected they shall be set back a minimum distance of 5 metres behind the Highway boundary and shall be hung so as to open inwards only.
Reason: To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

No walls, planting or fences shall be erected or allowed to grow on the Highway boundary exceeding 0.9 metres in height above the level of the adjacent carriageway.
Reason: To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

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.

No part of the development, its supports or foundations shall be positioned in, on, over, upon, or within any part of the public highway.
Reason: In the general interests of Highway safety.

Before first occupation of any dwelling hereby permitted, a footway shall be completed to the satisfaction of the Highway Authority across the sites frontage to connect with the existing footway adjacent to the application site.
Reason: The Highway fronting the site has no separate facility for pedestrians and the proposal would lead to an increase in pedestrian movement along the Highway. The footway is therefore required for the safety of pedestrians.

Before first occupation of any dwelling 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 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 occupation of any dwelling hereby permitted, a 2.0 metre by 2.0 metre pedestrian visibility splay shall be provided on the Highway boundary on the left hand side of the access with nothing within that splay higher than 0.6 metres above ground level, in accordance with the current standards of the Highway Authority and shall be so maintained in perpetuity.
Reason: In the interests of pedestrian safety.

Before the development hereby permitted is first used, off-street car parking provision shall be made within the application site in accordance with the details shown on the submitted plan to the satisfaction of the Local Planning Authority. The parking area shall be surfaced, marked out prior to the development being brought into use and shall be so maintained at all times.
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 first occupation of any dwelling hereby permitted, the access drives shall be provided in accordance with the details shown generally on the submitted plan. The access drives once provided shall be so maintained at all times.
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 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.

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.)

You will be required to enter into a suitable legal Agreement with the Highway Authority for the off-site Highway works before development commences.

Date Received	Date Of Inspection	Inspector	Signed Off
18/02/2009	26/02/2009	Simon Hill	02/03/2009