REVISED OBSERVATIONS

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: 2011/0764/04
CE/EN Ref: Previous on Plan-Con 2011/0572/04 2009/0945/04 2009/6340/04 2009/7028/04 2007/7000/04 CC249 EN6113
Application Address: 128, MAIN STREET, MARKFIELD, LE67 9UX
Parish: Markfield
Applicant: Mr Sean Lyall
District Planning Case Officer: Scott Jackson
Brief Description of Development: PARTIAL DEMOLITION OF EXISTING BUILDINGS TO FORM A REFURBISHED OFFICE AND DWELLING AND THE ERECTION OF ONE NEW DWELLING.

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:

14/99 Main Street - Unclass

County Councillor David Sprason

RECOMMENDATIONS

Notes to Planning Officer

Since my original comments, the applicant has submitted additional infiormation to show how a vehicle can enter/exit the site in a forward gear. Whilst this maneouvre is practically possible, it requires a vehicle to have power steering since the wheels must be turned whilst the car is stationary. Stationary steering is far from ideal because it reduces the longevity of the road surface and also takes a mechanical toll on a vehicle and for these reasons it is not normally acceptable to the Highway Authority.

The layout can be improved by omitting the garage and replace it with a standard parking bay.

Subject to the above amendment, and bearing in the mind the scale of these proposals, the existing use, the proximity of public car parks and the parking restrictions already in force across the site frontage, the proposals are on balance considered acceptable from a highway point of view subject to the following conditions:

Conditions

1) No gates shall be erected to the vehicular access.
Reason: To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway.

2) 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.

3) For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.
Reason: To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.

4) Before development commences, an amended plan shall be submitted to and approved by the L.P.A. showing a minimum of 6 car parking spaces provided within the curtilage of the site. The approved scheme shall then be provided before the development is brought into use 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.

5) Before the development hereby permitted is first used, cycle parking provision shall be made to the satisfaction of the LPA and once provided shall be maintained and kept available for use in perpetuity.
Reason: In the interests of the sustainability of the development and to encourage alternative transport choice.

6) Any windows or doors at ground floor level on the road frontage shall be of a type other than outward opening and shall be so maintained in perpetuity.
Reason: In the interests of the safety of users of the Highway immediately adjacent to the front wall of the building.

7) The areas to be used by vehicles including parking and turning areas shall be surfaced, sealed and drained before the development is occupied/brought into use and thereafter retained.
Reason: In the general interests of Highway safety.

Date Received	Date Of Inspection	Inspector	Signed Off
04/10/2011		Dominic Young	20/10/11