

## **BRECKLAND COUNCIL**

**PLANNING COMMITTEE - 29<sup>th</sup> OCTOBER 2012**

### **REPORT OF THE DIRECTOR OF COMMISSIONING**

**(Author: James Stone, Senior Development Control Consultant)**

#### **SWAFFHAM: FORMER SIXTH FORM CENTRE, LYNN STREET: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 16 FLATS, WORKS TO BOUNDARY WALLS TO WIDEN/IMPROVE ACCESS AND ASSOCIATED WORKS**

**Applicant: Norfolk County Council**

**Reference: 3PL/2012/0527/F and 3PL/2012/0528/CA**

#### **DEFERRED ITEM REPORT**

At the Planning Committee on 6<sup>th</sup> August 2012 Members were concerned about the suitability of the proposed access to the site. Members asked that the application be deferred to allow the NCC Highways Officer to look at all possible options at the site.

The NCC Highways Officer reiterated that access to the site should not be created onto Whitsands Road because visibility would be severely restricted. The NCC Highways Officer explained that the proposed access from Lynn Street is adequate with regard to the size of proposed visibility splays and that the width of the access into the site would allow two cars to easily pass.

At the Planning Committee on 3<sup>rd</sup> September 2012 Members deferred the application for a second time to allow the NCC Highways Officer and the applicant time to address driver behaviour / traffic movements from Market Place on to Lynn Street.

Following an exploration of three options to seek to address Members' concerns, the Highway Officer advised that the following changes (one of which is illustrated on Drawing NR 07) should be acceptable and would reduce traffic speed and improve driver perception in the area

- a) Build out and revision to line marking
- b) 20mph roundels should be applied to the carriageway in white thermoplastic on approaches to the Market Place;
- c) Market Place sub-plates should be provided to the 20mph signs.

The NCC Highways Officer is seeking advice from the County Council's Safety Audit but advises that the principle of the proposed improvements is acceptable to the Highway Authority.

#### **Recommendation**

It is recommended that the applications be approved subject to a Grampian Condition to ensure that the improvement works at the junction of Lynn Street and Market Place are carried out.