

Item 9 (f): Foxley (page 111- 120)

Location: Development Site Off The Steet, Foxley

Proposal: Erection of 7 new dwellings with associated garages

REFERENCE: 3PL/2018/0931/F

Applicant: Barconn Homes

Author: Julie Lawson

CONSULTATIONS

NCC Highways: comments on amended site layout advising no objections subject to conditions.

RECOMMENDATION

Application continues to be recommended for approval, subject to conditions revisions as follows:

Amended condition 7 - Prior to the first occupation of the development hereby permitted the vehicular access shall be provided and thereafter retained at the position shown on the approved plan drawing number 6912 SL 01A in accordance with the highway specification Dwg. No. TRAD 1 . Arrangements shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.

Reason:- To ensure satisfactory access into the site and avoid carriage of extraneous material or surface water from or onto the highway.

New condition - Prior to the first occupation of the development hereby permitted (or Prior to the commencement of the use hereby permitted) a 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage (and additionally along the flank frontage of the adjacent property as outlined in blue on the submitted details). The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

Amended informative: 18. Inf01

It is an OFFENCE to carry out any works within the Public Highway, which includes a Public Right of Way, without the permission of the Highway Authority. This development involves work to the public highway that can only be undertaken within the scope of a Legal Agreement between the Applicant and the County Council. Please note that it is the Applicant's responsibility to ensure that, in addition to planning permission, any necessary Agreements under the Highways Act 1980 are also obtained and typically this can take between 3 and 4 months. Advice on this matter can be obtained from the County Council's Highways Development Management Group based at County Hall in Norwich.

Please contact Kay Gordon 01362 656211. Public Utility apparatus may be affected by this proposal. Contact the appropriate utility service to reach agreement on any necessary alterations, which have to be carried out at the expense of the developer.

If required, street furniture will need to be repositioned at the Applicants own expense.

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Please be aware it is the applicant's responsibility to clarify the boundary with the public highway. Private structures such as fences or walls will not be permitted on highway land. The highway boundary may not match the applicants title plan. Please contact the highway research team at highway.boundaries@norfolk.gov.uk for further details