

Item. 10(q): pages 247-254

Location: SHIPDHAM: Land at Swan Lane

Proposal: Variation of Condition 11 and removal of condition 12 on pp no 3PL/2018/0228/O (Outline application for up to 7 dwellings and provision of footpath) - remove footpath provision

REFERENCE: 3PL/2019/0162/VAR

Applicant: Clayland Architects

Author: Mark Simmonds

REPRESENTATIONS

A representation has been received from the Ward Councillor:

The principle of housing has been set at the outline stage, so my comments are limited to the changes to those plans. This amended final application, without the ridiculous permissive footpath which neither the police, the local community, the neighbours, nor the developer wanted, is both sensible and in keeping with the walking route along Swan Lane, which has remained for many decades. The thinking behind the permissive footpath, which was neither needed nor necessary, which trespassed over neighbouring properties, and would have become a magnet for antisocial behaviour or worse, was in many people's views wholly flawed. Swann Lane has been used as a footpath, as well as a road way, for centuries: the proposed access route alongside the roadway continues this tradition.

It may be sensible and appropriate to enhance the signage at either end of the residential area of Swan Lane to remind motorists that pedestrians are present.

Paul Hewett, Ward Member, Shipdham with Scarning

CONSULTATIONS

Highways

Thank you for consulting me in respect of the above application. I understand that Police have raised safety concerns regarding the provision of a proposed right of way to the rear of dwellings which front onto Swan Lane.

I also note that the Parish Council support the variation to remove the public footpath from the scheme subject to additional signs being provided by the developer to warn drivers of the likelihood of meeting pedestrians on Swan Lane.

On the basis of the local support for the proposal, and if you are minded to allow the variation, I would require details of the proposed signs to form part of the Reserved Matters application.

RECOMMENDATION

APPROVAL is recommended in accordance with the assessment made in the Committee Report.