

Item. 9(k): pages 117-125

Location: Thorncroft Clematis Nursery, The Lings, Garvestone

Proposal: Proposed self-build residential development of 3 dwellings.

REFERENCE: 3PL/2019/009/O

Applicant: Mr and Mrs J Gooch

Author: Naomi Minto

COMMENTS

Following publication of the Committee Reports, the agent queried condition 4 and the need for the vehicular and pedestrian access to be constructed to a minimum width of 4.8 metres for its first 10 metres. The agent advised that the existing access (which is proposed to be retained) does not run 10 metres perpendicular to the road. The plans submitted are reflective of the existing access. The agent has therefore queried whether it is necessary to have the 10 metres requirement as it will disrupt the layout significantly.

CONSULTATIONS

The Local Highway Authority advised they recommend this condition for multiple use accesses to ensure all vehicles, including delivery vehicles, can enter the highway at a 90 degree angle. However, in this instance the Local Highway Authority would be prepared to drop the requirement from 10 metres to 5 metres. The agent is in agreement with this alteration.

ASSESSMENT

The re-wording of condition 4 is considered acceptable and therefore if the application is approved, condition 4 would read as follows:

“Prior to the first occupation of the development hereby permitted the vehicular and pedestrian access shall be constructed to a minimum width of 4.8 metres for its first 5 metres as measured from the nearside carriageway edge, and shall additionally be constructed perpendicular to the highway over this length, in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority and thereafter retained at the position shown on the approved plan. 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.”

In addition, it is also recommended that a condition is added to any subsequent consent to limit the maximum number of dwellings to 3, to reflect the local density of development in accordance with Policy DC 16.

RECOMMENDATION

The application continues to be recommended for approval, with an amendment to condition 4, as detailed above and an additional condition to limit the maximum number of units to 3.