

**Item. 9(o): pages 155 - 164**

**Location: Land opposite Barkers Farm, Watton Road, Larling, NR16 2RA**

**Proposal:** Erection of 3 new dwellings with parking and turning and construction of new highways access

**REFERENCE:** 3PL/2018/1260/F

**Applicant:** Mr S Lewin

**Author:** Mark Simmonds

## **CONSULTATIONS**

### NCC Highways

For the avoidance of doubt my advice is based on the details shown on Drawing LWR 03 Rev J 07/05/19 and to the additional information provided by the applicant's agent on 07 May 2019. The site is located in a village with limited services and amenities and consequently any residents will have a high dependency on travelling by car. However given that the site already has permission for two dwellings I consider it would be difficult to substantiate an objection in this respect. As with the previous application a 2.4m parallel visibility splay will be required across the site frontage with a 2.4m x 120m visibility splay to the south east since this passes through adjacent land shown to be within the applicant's control. If your Authority is minded to grant approval please impose the following conditions and informative note:-

#### SHC 05

Prior to the first occupation of the development hereby permitted the vehicular access crossing over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification TRAD 4 and thereafter retained at the position shown on the approved plan. Additionally the access shall achieve a minimum width of 4.8m for the first 10m as measured from the nearside carriageway edge. Arrangements shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.

Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.

#### SHC 16variation

Prior to the first occupation of the development hereby permitted a visibility splay shall be provided in full accordance with the details indicated on the approved plan. The splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway. Additionally 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 . The parallel visibility splay shall thereafter be maintained at all times

free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety.

SHC 20

Prior to the first occupation of the development hereby permitted the proposed access parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use. Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

Inf. 2

This development involves works within the public highway that can only be carried out by Norfolk County Council as Highway Authority unless otherwise agreed in writing. 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. Please note that it is the Applicants' responsibility to ensure that, in addition to planning permission, any necessary consents or approvals under the Highways Act 1980 and the New Roads and Street Works Act 1991 are also obtained from the County Council. Advice on this matter can be obtained from the County Council's Highway Development Management Group. Please contact Kay Gordon 01362 656211 If required, street furniture will need to be repositioned at the Applicants own expense. 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. 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 applicant's title plan. Please contact the highway research team at [highway.boundaries@norfolk.gov.uk](mailto:highway.boundaries@norfolk.gov.uk) for further details.

## **RECOMMENDATION**

The recommendation remains the same as the main report – Approval with conditions, as set out in the committee report and listed above.