

AGENDA ITEM 9

REPORT AT SCHEDULE ITEM 4: SHIPDHAM: 32 & 34 Letton Road: Demolition of two existing dwellings and erection of three dwellings with access & parking: Applicant: R Paterson: Reference: 3PL/2016/0225/F

REPRESENTATIONS:

Shipdham Parish Council

At a meeting of the Parish Council 12th September 2016. No Objection. The PC understands the importance of the particular features with historical value and suggest that these are included in any new build designs.

AGENDA ITEM 9

REPORT AT SCHEDULE ITEM 7: GREAT ELLINGHAM: Mellor Metals, Attleborough Road: Development of up to 75 dwellings: Applicant: Mellor Metals Ltd: Reference 3PL/2016/0648/O

The applicant has written requesting details and clarification of the required S106 payments for:

- Education
- Libraries, and
- Public open space.

Those details are being confirmed and will be reported verbally.

The applicant also indicates that the provision of fire hydrants could be achieved by condition and not through a S106 Agreement. The following condition is added to the recommendation:

Prior to the commencement of any works above slab level a scheme shall be submitted for the provision of fire hydrants, (served by mains water supply), serving the development. No dwelling shall be occupied until the hydrant(s) have been provided in accordance with the scheme as approved to the satisfaction of the Local Planning Authority in consultation with the Norfolk Fire Service.

Reason for condition: In order to secure the provision of fire hydrants.

A plan numbered: 1297/HWY/042C together with a safety audit has been received. This shows footpath connections to the school. The views of the Highways Authority are reported below.

Further to the previous response dated 15 June 2016, and the subsequent revised drawings submitted by the applicant the Highway Authority is pleased that the access arrangement and off site highway improvements have now been revised to address all the previous concerns in principle. It is noted from the Road Safety Audit that some comments were raised however they are satisfied that these are detailed design considerations which can be resolved at later date should the planning application be approved.

In light of the above, it is confirmed that the Highway Authority is now satisfied with the proposals as submitted and would be happy to remove its holding objection to the application.

It would however request that the following conditions are included on any consent notice issued:

No development shall commence until details of the proposed arrangements for future management and maintenance of the proposed streets within the

development have been submitted to and approved in writing by the Local Planning Authority. The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a Private Management and Maintenance Company has been established.

Reason: To ensure satisfactory development of the site and to ensure estate roads are managed and maintained thereafter to a suitable and safe standard.

No works shall commence on the site until such time as detailed plans of the roads, footways, cycleways, foul and surface water drainage have been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved plans.

Reason: To ensure satisfactory development of the site and a satisfactory standard of highway design and construction.

Before any dwelling is first occupied the road(s), footway(s) and cycleway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.

Reason: To ensure satisfactory development of the site.

Prior to the first occupation of the development hereby permitted a visibility splay, (measuring 4.5 x 120 m to each side of the new access where it meets the highway), shall be provided in full accordance with the details indicated on the approved plan, (Drawing no. 1297/HWY/042 rev C). The 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.

Development shall not commence until a scheme detailing provision for on site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.

Reason: To ensure adequate off-street parking during construction in the interests of highway safety.

No works shall commence on site until the details of wheel cleaning facilities for construction vehicles have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To prevent extraneous material being deposited on the highway.

Notwithstanding the details indicated on the submitted drawings no works shall commence on site until a detailed scheme for the off-site highway improvement works as shown indicatively on Drawing no. 1297/HWY/042 rev C have been submitted to and approved in writing by the Local Planning Authority. The detailed scheme shall be in the form of a continuous footway link, (including new footway, footway widening and associated crossings), along the B1077 Attleborough Road linking the site to the Primary School and bus stops; improvements to the surface of PROW FP8 linking the site to the village centre, improvements to the surface of PROW FP6; a 1.8 m footway along the entire site frontage and a kerbed island in the centre of the B1077. The development shall be carried out in accordance with the approved details and shall be completed prior to the first occupation of any dwelling on site.

Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.