

Item 9 (i) – MATTISHALL (pages 111-123)

Location: Kensington Forge, Dereham Road

Proposal: Proposed residential development for 12 dwellings

REFERENCE: 3PL/2017/1112/F

Applicant: Norfolk Land Developments

Author: Donna Smith

1.0 PARISH COUNCIL COMMENTS

1.1 Whilst the below comments were included on the supplementary report for the above application in February 2018, they have been provided again below for consistency purposes:

1.2 The Parish Council object to the revised plans for this proposal as the proposed entrance is in a position previously objection to by the highways authority. The Parish Council also wish to raise the issue of the site being far from village amenities and owners needing to use their car to go anywhere. There are concerns that the affordable homes would be adopted by a housing association due to the location. The application breaches policy ENV5 in the recently adopted neighbourhood plan for Mattishall which discusses the need for separation between Mattishall and neighbouring Clint Green.

2.0 NEIGHBOUR REPRESENTATIONS

2.1 Representations have been submitted in respect of the update report for the above application published 2nd March 2018. Neighbouring residents of Kensington Forge have presented information in relation to the inaccuracy of the documentation produced showing the land within Norfolk County Council's ownership. The neighbouring resident has stated that the boundary of his land is denoted by his low brick wall adjacent to the road.

2.2 In addition, the neighbouring resident has provided Norfolk County Council comments from 2013 in relation to a previous application for this site for 11 dwellings (Ref: 3PL/2013/1005/F), which was consequently withdrawn. Norfolk County Council Highways stated that the junction with Dereham Road proposed under that application did not have sufficient visibility appropriate to a road subject to 40mph. The required level of visibility was considered to be 2.4 x 120m but under the previous scheme there was a shortfall with only 2.4 x 45m to the west and 2.4 x 35m (or 52m across third party land) to the east.

2.3 Following being in receipt of the above comments from the neighbouring residents, the applicant provided confirmation from Norfolk County Council Highways Boundary Team that the visibility splay shown on the application drawings is within highways land. The applicant also stated that in respect of the neighbouring party's comments relating to earlier applications on the site and consultations relating to those applications, such comments should not be relied upon in determining the current application, where the same consultee has made different comments.

3.0 ASSESSMENT

3.1 As detailed in the update report, the currently proposed visibility details 2.0m x 120m visibility splays being provided. The applicant's transport consultant has stated that a vehicle travelling along the Dereham Road from the east has a forward stopping sight distance of in excess of 135m, which the applicant considers is more than sufficient to anticipate if a vehicle emerges from the site access. This would overcome the previous issue in respect of the visibility splays in relation to application Ref: 3PL/2013/1005/F where the visibility splays were considered insufficient. Furthermore, Highways have confirmed that the proposed junction/visibility splays are not materially different to those approved on the previous application and subject to imposing a condition requiring provision of the proposed visibility splays they would not wish to raise an objection.

Highways have confirmed that as per the submitted plan Ref: P216/15/007 Rev A provided by the applicant that the whole of the visibility splay to the east of the site access is contained within the existing highway.

4.0 RECOMMENDATION

4.1 The Highways Authority confirmed on Thursday 8th March 2018 that the necessary visibility plays are contained within the existing highway. Consequently officers are satisfied that the condition referenced above can be implemented in association with this development.

4.2 The Highways Authority also confirmed that given the development is of a relatively small scale, in a rural area with no footways, they requested that the wording of condition LS17 be updated to the below to ensure the necessary visibility splays are maintained at all times free from obstruction exceeding 0.600 metres, rather than 0.225m:

4.3 Prior to the first occupation of the development hereby permitted a visibility splay (as shown on drawing 216-15-006 Rev A) measuring 2.4 x 120m to the east and 2.4m x 83m to the west shall be provided to each side of the access where it meets the highway and such splays shall therefore be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.

4.4 The recommendation for approval remains unchanged.