

BOROUGH OF KETTERING

Committee	Full Planning Committee - 10/03/2015	Item No: 5.2
Report Originator	Marie Down Development Officer	Application No: KET/2014/0762
Wards Affected	Barton	
Location	159 Barton Road (land south of), Barton Seagrave	
Proposal	Full Application: 2 no. detached dwellings	
Applicant	Mrs J Jacques	

1. PURPOSE OF REPORT

- To describe the above proposals
- To identify and report on the issues arising from it
- To state a recommendation on the application

2. RECOMMENDATION

THE DEVELOPMENT CONTROL MANAGER RECOMMENDS that this application be APPROVED subject to the following Condition(s):-

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this planning permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and to prevent an accumulation of unimplemented planning permissions.

2. The development hereby permitted shall not be carried out other than in accordance with the approved plans and details shown on drawing number JAC 2732 PA 001 Rev C and JCS 2732 PA 200 Rev B received by the Local Planning Authority on 20/02/2015 and drawing number JCS 2732 PA 100 Rev A received by the Local Planning Authority on 05/11/2014.

REASON: In the interest of securing an appropriate form of development in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

3. Prior to first occupation of the dwellings hereby approved the proposed vehicular access, parking and turning facilities shown on drawing number JAC 2732 PA 001 Rev C received by the Local Planning Authority on 20/02/2015 shall be provided and shall thereafter be set aside and retained for those purposes.

REASON: In the interest of highway safety in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

4. No development shall commence on site until details of the types and colours of all external facing and roofing materials to be used, together with samples, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be carried out other than in

accordance with the approved details.

REASON: In the interests of the visual amenities of the area in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

5. Any part of the window at first floor level on the western side elevation of Plot 2 that is within 1.7m of the floor of the room where the window is installed shall be obscure glazed and non openable and shall thereafter be permanently retained in that form.

REASON: To protect the privacy of the adjoining property and to prevent overlooking in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification) no additional openings permitted by Schedule 2, Part 1 Classes A or C shall be made in the eastern and western side elevations or roof planes of Plots 1 and 2.

REASON: To protect the amenity and privacy of the occupiers of adjoining property in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

7. Prior to the commencement of development details of the design, materials and type of screen wall to be erected between Plots 1 and 2 shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the screen has been fully implemented in accordance with the approved details.

REASON: In the interest of the privacy of the future occupiers of the development in accordance with policy 13 of the North Northamptonshire Core Spatial.

8. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of hard and soft landscaping works which shall specify species, planting sizes, spacing and numbers of trees and shrubs to be planted. The scheme shall include details of the supplementary planting proposed on the site boundaries and shown on approved drawing number JAC 2732 PA 001 received by the Local Planning Authority on 20/02/2015 and shall also include planting alongside and behind the southern boundary of Plot 2. The approved scheme shall be carried out in the first planting and seeding seasons following the occupation of the building. Any trees or plants which, within a period of 7 years from the date of planting, die, are removed or become seriously damaged or diseased shall be replaced in the first available planting season with others of similar size and species.

REASON: To improve the appearance of the site in the interests of visual amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

9. Development other than that required to be carried out as part of an approved scheme of remediation must not commence until parts a to c have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning

Authority in writing until condition d has been complied with in relation to that contamination.

A Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing of the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing of the Local Planning Authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments;
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11(or any model procedures revoking and replacing those model procedures with or without modification)'.

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared, and is subject to the approval in writing of the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority. The Local Planning Authority must be given two weeks written

notification of commencement of the remediation scheme works.

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced, and is subject to the approval in writing of the Local Planning Authority.

D. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition a, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition b, which is subject to the approval in writing of the Local Planning Authority.

Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition c.

E. Long Term Monitoring and Maintenance

A monitoring and maintenance scheme to include monitoring the long-term effectiveness of the proposed remediation over a period to be agreed in advance, and the provision of reports on the same must be prepared, both of which are subject to the approval in writing of the Local Planning Authority. Following completion of the measures identified in that scheme and when the remediation objectives have been achieved, reports that demonstrate the effectiveness of the monitoring and maintenance carried out must be produced, and submitted to the Local Planning Authority.

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'(or any model procedures revoking and replacing those model procedures with or without modification.

REASON: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised in accordance with Policy 11 of the National Planning Policy Framework.

10. Works audible at the site boundary will not exceed the following times: Monday to Friday 08.00 to 18.00 hours, Saturday 08.30 to 13.30 and at no time whatsoever on Sundays or Public/Bank Holidays. This includes deliveries to the site and any work undertaken by contractors and sub contractors.

REASON: In the interest of residential amenity in accordance with policy 13 of the North Northamptonshire Core Spatial Strategy.

11. No development shall take place within the application site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and

approved in writing by the Local Planning Authority.

REASON: To ensure that features of archaeological interest are properly examined and recorded, in accordance with Policy 12 of the National Planning Policy Framework.

12. The development hereby permitted shall not be carried out other than in accordance with the submitted Sustainable Construction Statement received by the Local Planning Authority on 23/12/2014.

REASON: In the interest of securing sustainable development in accordance with policy 14 (b) of the North Northamptonshire Core Spatial Strategy.

Officers Report for KET/2014/0762

This application is reported for Committee decision because there are unresolved, material objections to the proposal.

3.0 Information

Relevant Planning History

KET/2002/0687 – Outline Application: Erection of 2 detached houses and 3 garages – Approved

KET/2004/0141 – Approval of Reserved Matters: Erection of 2 dwellings with garages together with associated access and drainage works – Approved

Site Description

Officer's site inspection was carried out on 06/02/2015. The application site is located to the east of Nos. 1 and 3 Cranford Road and to the south east of No. 159 Barton Road. The site comprises paddock land which is within the ownership of No. 159 Barton Road. The paddock has been subdivided to form the application site with the land to the north of the site remaining in use as a paddock. Nos. 1 and 3 Cranford Road previously formed part of this paddock with this development granted outline consent in 2002 and approval of reserved matters in 2004. The site is located within the town boundary of Kettering, although it is at the edge of the built up framework. Access to the site will be gained via an extension to the existing access serving Nos. 1 and 3 Cranford Road and No. 159 Barton Road. This access is located approximately 45 metres from the junction of Barton Road and Cranford Road.

The application site is bounded to the east and south by open countryside although this parcel of land forms part of the East Kettering Sustainable Urban Extension (SUE) and has been granted outline consent for residential development. Boundary treatment to the east consists of post and wire fencing and there are distant views towards the Primary School currently under construction as part of the East Kettering development. Boundary treatment to the south also consists of post and wire fencing with a small section of hedgerow. To the west, the rear elevation of No. 1 Cranford faces onto the application site with a separation distance of approximately 13.5 metres between this rear elevation and the boundary with the application site. Boundary treatment consists of post and rail fencing and low level hedging. There are a number of trees along the southern boundary of the application site, although two appear to be within the perimeter of No. 1 Cranford Road.

Proposed Development

The proposal involves the erection of 2 no. two storey detached dwellings on land to the east of Cranford Road.

Amended plans were received to address officer concerns relating to

overlooking from No. 1 Cranford Road to the private amenity space of the proposed Plot 1. The design of Plot 2 has also been amended to address concerns in relation to character and appearance.

Statutory consultees and neighbours have been consulted on the amendments and any representations received will be reported in the Committee Update.

Any Constraints Affecting The Site
C Road

4.0 Consultation and Customer Impact

Parish Council

Response to the Original Scheme:

Object on the grounds of highway safety. The development constitutes a 40% increase in traffic utilising the existing access onto Cranford Road. The access is on a bend close to the junction with Barton Road which is shortly to be improved.

Highway Authority

Response to the Original Scheme:

The point of access for the proposed properties is already in place and serves two properties from Cranford Road. It is already at a standard width with visibility splays. No objection subject to the application of standard conditions.

Response to the Amended Scheme:

Comments on the original scheme remain in place.

NCC Archaeology

Response to the Original Scheme:

No objection subject to the application of a condition relating to an archaeological programme of works.

Environmental Health

Response to the Original Scheme:

No objection subject to the application of conditions relating to contaminated land and working hours for construction sites.

Environmental Care

No comments received.

Neighbours

Response to the Original Scheme:

One comment received supporting the application but requesting that the shared access and drive be improved to accommodate additional traffic and allow sufficient space for vehicles to pass. The driveway is a shared access and will require a change in the agreement for further

access.

5.0 Planning Policy

National Planning Policy Framework

Paragraph 17 – Core Planning Principles

Policy 6 – Delivering a Wide Choice of Quality Homes

Policy 7 – Requiring Good Design

Policy 12 – Conserving the Historic Environment

Development Plan Policies

North Northamptonshire Core Spatial Strategy

Policy 1 – Strengthening the Network of Settlements

Policy 9 – Distribution and Location of Development

Policy 10 – Distribution of Housing

Policy 13 – General Sustainable Development Principles

Policy 14 – Energy Efficiency and Sustainable Construction

Local Plan

Policy 35 – Housing: Within Towns

SPGs

Sustainable Design SPD

6.0 Financial/Resource Implications

None.

7.0 Planning Considerations

The key issues for consideration in this application are:-

1. Principle of Development
2. Design and Impact on Character
3. Impact on Neighbouring Amenity
4. Parking and Highway Safety
5. Trees
6. Contaminated Land
7. Sustainable Construction and Energy Efficiency
8. Archaeology
9. Other Matters

1. Principle of Development

The application site is located within the town boundary of Kettering as defined by Policy 35 of the Local Plan. The site comprises paddock land and is located to the south east and east of the established residential area and although within the town boundary the site is at the very edge of the built up framework. The site is bounded to the east and south by open countryside but this land forms part of the East Kettering SUE and has been granted outline consent for residential development.

Therefore, in time the site will be enclosed within the built up framework of Kettering.

Paragraph 49 of Policy 6 of the National Planning Policy Framework (NPPF) states that applications for housing should be considered in the context of the presumption in favour of sustainable development. Policies 1, 9 and 10 of the North Northamptonshire Core Spatial Strategy (CSS) direct development towards the urban core. Kettering is identified in the CSS as a 'growth town' and a focal point for development. Policy 13 of the CSS supports new residential development provided there is no adverse impact on the character and appearance, residential amenity and the highway network.

Paragraph 17 of the NPPF encourages the effective use of land by reusing land that has been previously developed while Policy 9 of the CSS prioritises the reuse of suitable previously developed land and buildings, principally in urban areas. As outlined above, although within the town boundary the application site comprises open land on the edge of Kettering. Although national policy and policies in the Development Plan removes this type of land as a priority for development it does not necessarily preclude it from development. The site is within the town boundary, will in time be surrounded by the East Kettering SUE and as the proposal conforms to other policies it is considered that the proposal is acceptable in principle subject to the satisfaction of other material considerations against which development proposals are assessed. This is discussed in further detail below.

2. Design and Impact on Character

Policy 7 of the NPPF requires good design while Policy 13 (h) of the CSS requires development to be of a high standard of design, architecture and landscaping and to respect and enhance the character of its surroundings. The proposal involves the erection of 2 no. two storey detached dwellings on land to the east of Nos. 1 and 3 Cranford Road. Currently the site is at the edge of the built up framework of Kettering, with open countryside to the south and east of the site. Marginal views of the site will be possible when travelling west along Cranford Road towards Kettering. However, as identified above the outline planning permission has been granted for residential development on this parcel of land to the south and east of the site so in time the site will be enclosed within the built up framework of Kettering. The established character of the area, particularly to the north of the site is of large detached properties set within reasonably sized plots. There has also been some development to the rear of dwellings fronting Barton Road such as Grendon Drive to the rear of 127 Barton Road and 135A and 135B Barton Road. As such the addition of two further dwellings to the rear of Nos. 1 and 3 Cranford Road will not be out of keeping with the character of the surrounding area.

The design of the two dwellings is relatively in keeping with the design of the existing properties at Nos. 1 and 3 Cranford Road. The design of Plot 2 has been amended from a hipped roof design to a gable roof

which is more in keeping with the dwelling proposed at Plot 1 and with Nos. 1 and 3 Cranford Road. The chimney stack was also unduly prominent with the hipped roof design and as such the amendment to a gable roof enhances the appearance of the development as a whole. A condition will be applied requiring materials to be submitted to and approved in writing prior to the commencement of development. Subject to this it is considered that the proposal complies with Policy 7 of the NPPF and Policy 13 (h) of the CSS.

3. Impact on Neighbouring Amenity

Paragraph 17 of the NPPF requires development to provide a good standard of amenity for all existing and future occupiers of land and buildings. Policy 13 (l) of the CSS requires development not to result in an unacceptable impact on neighbouring amenity by reason of noise, vibration, smell, light or other pollution, loss of light or overlooking.

The proposal involves the erection of 2 no. two storey detached properties on land to the east of Nos. 1 and 3 Cranford Road. Access to the site will be provided via an extension to the existing access drive serving Nos. 1 and 3 Cranford Road and No. 159 Barton Road. The properties will be orientated so that they front the paddock to the north, with south facing rear gardens. From the west, the rear elevation of No. 1 Cranford Road faces the application site with a separation distance of approximately 13.5 metres between this elevation and the boundary with the application site. The original scheme saw the proposed dwellings set forward within their plots with their respective driveways and detached double garages set back into their gardens but positioned side by side. Amended plans were sought by the Officer on the grounds that the rear elevation of No. 1 Cranford Road would directly overlook the rear amenity space of Plot 1 at a distance of just 13.5 metres and would have a significant detrimental impact on the amenity of future occupiers of this property, contrary to Paragraph 17 of the NPPF. To overcome this concern dwelling within Plot 1 has been located an additional 6 metres further from the boundary with No. 1 Cranford Road (total of 10 metres) and the driveway and garage of Plot 1 has been relocated so that it sits along this boundary. As a result views of the private amenity space of Plot 1 are largely obscured by the detached garage and are at a distance of approximately 23 metres as opposed to 13.5 metres. This significantly reduces the impact on the future of occupiers of Plot 1.

No windows are proposed in the western side elevation of Plot 1 facing No. 1 Cranford Road, while in the eastern side elevation facing Plot 2 only a kitchen door is proposed. Equally a kitchen door is proposed in the western side elevation of Plot 2 facing Plot 1 and although a window is proposed at first floor level in this elevation it will serve a bathroom and will be glazed with obscure glass so that there will be no impact on

the amenity of the future occupiers of Plot 1 in terms of overlooking. A condition will be added to the permission requiring this window to be obscure glazed and fixed shut to a height of 1.7 metres above floor level and to be permanently retained in that form.

The dwelling at Plot 2 will be 'L' shaped and it will be positioned between 3 and 16 metres from the eastern boundary. Patio doors and a first floor bedroom window are proposed in the eastern elevation of Plot 2 but this elevation is 16 metres from the boundary, no windows are proposed in the elevation closest to the boundary. Although outline permission has been granted for residential development to the east of the site as part of the East Kettering SUE reserved matters have not been approved for this parcel at this stage. The proposal is unlikely to impact on future development on this parcel. A condition will be applied to the permission removing permitted development rights for the insertion of future openings at first floor level in the eastern and western side elevations of both dwellings.

As outlined above the dwelling at Plot 1 will be positioned approximately 10 metres from the boundary with No. 1 Cranford Road. The first floor bedroom windows will provide only very oblique views of the rear amenity space of No. 1 Cranford Road which will not result in a detrimental impact on these occupiers. The land to the south of the application site forms part of the East Kettering SUE although reserved matters are yet to be approved for this parcel of residential development. The rear gardens of the proposed dwellings will have a depth of between 22 and 25 metre and as such the proposal is unlikely to impact on future development on this parcel.

Boundary treatment to the rear of No. 1 Cranford Road, adjoining the application site consists of post and rail fencing along with low level hedging. It is proposed to provide further planting along this boundary within the application site which is considered sufficient to protect the amenity of the occupiers of both properties. Existing boundary treatment to the east and south of the site consists of post and wire fencing. This will be retained as will the hedgerow and existing tree on the southern boundary which will form the rear boundary of Plot 1. No details of the boundary treatment between Plots 1 and 2 have been provided at this stage but this can be secured by condition. Planting will also be provided to the north of the access point separating the access from the remaining paddock land. No details of what this planting entails have been provided at this stage but this can be secured by condition.

Given the orientation of the dwellings in relation to the path of the sun and the separation distance between the dwellings and neighbouring properties the proposal will not impact on neighbouring amenity in terms of loss of light or overshadowing.

In terms of controlling noise generated by the development Environmental Health has recommended that a condition be applied restricting works audible at the site boundary to 08.00 – 18.00 on

Mondays to Fridays, 08.30 – 13.30 on Saturdays and at no time whatsoever on Sundays or Bank Holidays. This is considered appropriate to protect neighbouring amenity in terms of noise disturbance. Subject to the above conditions it is considered that the proposal complies with Policy 13 (l) of the CSS.

4. Parking and Highway Safety

Policy 13 (d) and (n) of the CSS requires development to have a satisfactory means of access, provide for parking, servicing and manoeuvring to adopted standards and not to have an adverse impact on the highway network or to prejudice highway safety. As outlined above access to the site will be gained via an extension to the existing driveway shared by Nos. 1 and 3 Cranford Road and Nos. 159 Barton Road. The drive will run to the north of No. 1 Cranford Road with a separate driveway and double detached garage provided within each plot. The detached garages have a depth of 6 metres and a width of 5.5 metres which the Highway Authority has advised is sufficient size for the parking of two cars. There is also sufficient space in front of the garages for the parking of two additional vehicles with a turning area also provided within each plot. This is considered to be ample parking provision for dwellings of this size.

The existing access is 4.5 metres wide not only for the first 10 metres from the highway boundary but throughout the site. The extension to the access will also be 4.5 metres wide which enables two opposing vehicles to pass each other comfortably. One neighbour representation received requested that the access and drive be improved to accommodate the additional traffic and allow sufficient space for vehicles to pass. However, the Highway Authority has confirmed that the access is already at the standard width with appropriate visibility splays. As such it would be unreasonable to require the applicant to improve the access further. The Parish Council has also raised an objection on the grounds of highway safety, expressing concern that the access is on a bend close to the junction of Barton Road and Cranford Road. However, the Highway Authority has confirmed the point of access is already at the standard width with visibility splays which complies with the access and visibility splay dimensions for vehicular accesses serving up to five dwellings set out in the Local Highway Authority Standing Advice. As such it is considered the proposal complies with Policy 13 (d) and (n) of the CSS.

As the access is appropriate in terms of width and visibility splays the Highway Authority has raised no objection to the proposal subject to the application of a number of conditions. A condition requiring the vehicular access, parking and turning facilities to be provided prior to the occupation of the dwellings will be applied but it is considered that other recommended conditions relating to referral of vehicular accesses over 45 metres in length to a Building Regulation Approved Inspector, minimum internal dimensions for detached garages, prevention of bin storage areas obstruction the highway, discharge of mud on the

highway are not considered reasonable or necessary in this case and therefore will be applied as informatives as opposed to conditions.

5. Trees

The trees on site have been assessed. Three no. trees have been identified as Category C (low quality) trees. One of these trees will be removed in order to create the access to the development and this is considered acceptable. The two other Category C trees appear to be within the boundary of No. 1 Cranford Road but in any event it is proposed to retain these trees. One Category B (moderate quality) tree has been identified on the southern boundary and it is proposed to retain this tree and the adjoining hedgerow to form the rear boundary treatment to Plot 1.

6. Contaminated Land

The Council's Environmental Health Department has been consulted on the proposal and has advised that an investigation is required to assess and quantify any risks to human health associated with any previous potentially contaminative use of the site and/or underlying geology present throughout Northamptonshire. It is recommended that the standard full contaminated land condition is applied.

7. Sustainable Construction and Energy Efficiency

Policy 14 (b) of the North Northamptonshire Core Spatial Strategy requires development to meet the highest viable standards of resource and energy efficiency and reduction in carbon emissions. All developments should incorporate techniques of sustainable construction and energy efficiency, provide for waste reduction/recycling and water efficiency and be in accordance with the requirements of the North Northamptonshire Sustainable Design SPD. The applicant has submitted a Sustainable Construction Statement in support of the application which demonstrates compliance with the requirements of Policy 14 (b) of the CSS. A condition will be added to the permission requiring the development to be carried out in accordance with the approved details.

8. Archaeology

Northamptonshire County Council Archaeology Department has been consulted on the proposal and has advised that recent archaeological evaluation to the east of the application site has identified ditches and a large pit dating from the late Iron Age. As such there is the potential for remains of archaeological interest to survive on the site. Although the proposed development may have a detrimental impact upon archaeological deposits present this does not represent an over-riding constraint on the development provided that adequate provision is made for the investigation and recording of any remains that are affected. It is, therefore, recommended that a condition for an archaeological programme of works is applied to the permission. Subject to this the proposal complies with Paragraph 141, Policy 12 of the NPPF which states developers should record and advance understanding of the

significance of any heritage assets to be lost , wholly or in part, in a manner appropriate to their importance.

9. Other Matters

Concern was expressed by a neighbour that as the driveway is a shared access agreement will be required for further access to the proposed dwellings. However, this is a civil matter which is outside the remit of the local planning and needs to be settled privately.

Conclusion

The proposal complies with national policy and policies in the Development Plan. The site is located within the town boundary of Kettering and although it is on the edge of the built up framework the site will in time be surrounded by the East Kettering SUE. The proposal raises no adverse impacts in respect of character and appearance and neighbouring amenity. The existing access is of sufficient width with appropriate visibility splays to accommodate the additional development. As such the proposal raises no adverse impacts in respect of highway safety. The application is therefore recommended for approval subject to conditions.

Background Papers

Title of Document:

Date:

Contact Officer:

Previous Reports/Minutes

Ref:

Date:

Marie Down, Development Officer on 01536 534316