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**DETAILS OF APPLICATION**

**Planning Ref No:** 2010/0169/06  
**CE/EN Ref:** PlanCon\* + NN608  
**Application Address:** The Laurels, 1 Main Street, Thorpe Satchville  
**Parish:** Twyford and Thorpe  
**Applicant:** Mr P Collins  
**District Planning Case Officer:** Jennifer Wallis  
**Brief Description of Development:** Two storey and single storey extension to dwelling and divide into 3 dwellings.

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**OBSERVATIONS**

**(a) On any Improvement lines:** None  
**(b) On Access Arrangements:**  
**New vehicular access:** No   **New pedestrian access:** No  
**Altered vehicular access:** No   **Altered pedestrian access:** No  
**(c) On effect on Rights of Way:** No  
**(d) On any new road proposal:** No  
**(e) On application in general:**

\*Previous PlanCon refs: 2009/0444/06; 2009/7014/06; 2007/7003/06; 2007/0840/06. NB: Appeal Dismissed 20/03/08. Site boundary is indistinct.  
Plotting sheet 17/84. Unclassified road, off Classified B6047.  
Note Highway boundary queries on Geomap.  
Schemes:- TM1262: Approved for Construction: Playground Warning Signs  
3201.00: Approved for Construction: VAS/Gateway treatments  
TM1330: Approved for Construction: Yellow backing on speed terminal signs  
County Councillor: Mr J Orson (Asfordby)

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**RECOMMENDATIONS**

**Notes to Planning Officer**

Bakers Lane is unsuitable in width to cater for any increase in traffic and at its junction with Main Street lacks adequate visibility splays. However if the applicant is prepared to carry out improvements to help overcome the issues the Highway Authority would be prepared to look favourably upon the proposal.

The proposed car parking arrangement will only work if the eastern access is only used as an access and the western access is used as the egress. Details of a method to be used to ensure the correct and safe working of this arrangement will need to be submitted and approved.

The development has already commenced although I am not sure all the highway works have been carried out in accordance with the condition indeed I am not sure that the required details have been previously submitted and approved as per the conditions.

**Cont....**

## Highway Obs 10/0169/6 Cont...

### Conditions

1) No building works shall commence on site until such time as a minimum visibility splay of 2.4 metres by 70 metres has been provided out of Bakers Lane on to Main Street across the site frontage. This splay shall be cleared of all obstructions that exceed a height of 0.6 metres above the level of the adjacent carriageway and once provided shall permanently be so maintained. Any replacement hedge/vegetation shall be replanted at least 1 metre behind the line of the visibility splay.

**Reason:** To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

2) Notwithstanding the details submitted, no dwelling shall be occupied until such time as improvements have been carried out to Bakers Lane and a footway provided along the site frontage with Main Street, in accordance with details that shall first have been submitted to and approved by the lpa in consultation with the ha.

**Reason:** In the general interests of Highway safety.

3) No dwelling hereby permitted shall be first occupied until such time as details have been submitted to and approved by the lpa in consultation with the ha, showing how the one-way system for the access arrangements will be controlled. Such details to include any signage, physical features and markings to be used. The approved scheme shall then be provided before any dwelling hereby permitted is first occupied and shall thereafter be permanently so maintained.

**Reason:** In the general interests of Highway safety.

4) Before first use of the development hereby permitted, visibility splays of 2.4 metres by 25 metres to the west and 33 metres to the east shall be provided out of the egress on to Bakers Lane. These splays shall be cleared of any obstruction that exceeds a height of 0.6 metres above the level of the adjacent carriageway and once provided shall thereafter be permanently so maintained.

**Reason:** To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.

5) The gradient of the vehicular accesses shall not exceed 1:12 for the first 5 metres behind the Highway boundary.

**Reason:** To enable vehicles to enter and leave the highway in a slow and controlled manner and in the interests of general highway safety.

6) Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.

**Reason:** To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.

7) Before first occupation of any dwelling, the proposed vehicular accesses shown on the submitted plan shall be surfaced with tarmac, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained at all times.

**Reason:** To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)

8) Notwithstanding the details submitted, the car parking, turning/manoeuvring facilities shown serving the proposed development shall be provided, hard surfaced, marked out and made available for use before any dwelling hereby approved is first occupied, and shall thereafter be permanently so maintained.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

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## Highway Obs 10/0169/6 Cont...

9) For the period of the construction of the development, vehicle parking facilities shall be provided within the site and all vehicles associated with the development shall be parked within the site.

**Reason:** To ensure that adequate off-street parking provision is made to reduce the possibilities of development of the site leading to on-street parking problems in the area during construction.

### **Notes to Applicant**

- i) No works within the limits of the public highway shall commence until such time as all details have been agreed in writing by the Northern Area Manager - (telephone 0116 3052104)
- ii) C.B.R. Tests shall be taken and submitted to the County Council's Area Manager prior to development commencing in order to ascertain road construction requirements. No work shall commence on site without prior notice being given to the Area Manager.
- iii) You will be required to enter into a suitable legal Agreement with the Highway Authority for the off-site Highway works before development commences.
- iv) Any street furniture or lining that requires relocation or alteration shall be carried out entirely at the expense of the applicant, who shall first obtain the separate consent of the highway authority.
- v) The improvements to Bakers Lane shall include increased entry radii at its junction with Main Street, increased width to allow two vehicles to pass for at least its first 5 metres from its junction with Main Street, and utilising the proposed vehicular accesses as passing bays.

<b>Date Received</b>	<b>Date Of Inspection</b>	<b>Inspector</b>	<b>Signed Off</b>
18/03/2010	26 March 2010	Duncan Clarke	1 April 2010