

REVISED OBSERVATIONS

PLANNING APPLICATION CONSULTATION RESPONSE



Report of the Director of Environment and Transport
to the Planning Authority relating only to the Highway
aspects.

DETAILS OF APPLICATION

Planning Ref No: 2010/0055/06
CE/EN Ref: PlanCon + AD519
Application Address: Farm Buildings Next To Baytree Farm, Stygate Lane,
Pickwell
Parish: Somerby
Applicant: Melton Meat Limited
District Planning Case Officer: Kirsty McMahon
Brief Description of Development: Conversion and extension of existing farm building to
form Abattoir and associated facilities.

OBSERVATIONS

(a) On any Improvement lines: None
(b) On Access Arrangements:
 New vehicular access: Yes **New pedestrian access:** Yes
 Altered vehicular access: Yes **Altered pedestrian access:** Yes
(c) On effect on Rights of Way: No
(d) On any new road proposal: No
(e) On application in general: County Councillor: Mr J Orson (Asfordby)
 *Previous PlanCon ref; 2009/7041/06. Plotting sheet 17/80. Unclassified road.
 Scheme: NAM06NP39: Firm: Overlay Carriageway

RECOMMENDATIONS

Notes to Planning Officer

I have considered the planning application including the additional information submitted by Mr Lane, Mr Coombe and a number of letters of objection submitted by local residents. I have also had a lengthy telephone conversation with Mr Coombe about the highway issues, during which we agreed that the proposed abattoir is likely to result in a material increase in traffic generated by the site, however given the existing volume of traffic on Stygate Lane (i.e. traffic generated by the other farms in particular Belmont Farm and Marylands Farm), it is unlikely to generate a material increase in traffic on Stygate Lane itself. Mr Coombe is also of the opinion that most of the traffic generated will be very early in the morning before the normal morning peak hours and again early afternoon again before normal afternoon peak hours. One point worth noting is that as a general rule of thumb the Highway Authority have used a figure of around 30 vehicle movements per day for a farm use, and there would no control on the direction of traffic should the existing farm use continue.

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REVISED OBSERVATIONS

Revised Highway Obs, 10/0055/6 Cont...

I have also spoken to the Police about the junction of Stygate Lane and A606 Oakham Road, and they are of the opinion that the junction is capable of catering for the additional traffic likely to be generated.

At a meeting with the applicant a few weeks ago to discuss the traffic generation, he did agree that if needed he would be prepared to provide some improvements along Stygate Lane. Mr Coombe and I discussed this and were of the opinion that if the applicants provided some additional passing places and provided some increased widening on the approach to the junction with A606 this would help mitigate against the increased traffic. We also discussed the potential for increased traffic movements through Pickwell, and were of the opinion that this would be unlikely especially with the weight restriction on the Pickwell side of the access and with the access designed to encourage all traffic to enter and leave from the A606 direction. Mr Coombe and I also discussed whether or not this was an appropriate location for an abattoir, and Mr Coombe certainly feels that it would be better located on an industrial site close to Melton Town centre which would be me preference. That, however, is not something on which the Highway Authority could base a reason for refusal of this application.

The Highway Authority therefore considers that subject to access design and highway improvements there would be no sustainable highway-related grounds for refusal of this proposal.

Conditions

1) The development hereby permitted shall not be brought into use until, improvements to Stygate Lane, including passing places and widening at its junction with A606 have been completed to the satisfaction of the planning authority, in accordance with a scheme that shall first have been submitted to and approved by the lpa in consultation with the ha before development commences.

Reason: In the general interests of highway safety.

2) Before development commences, the applicant shall submit to for the approval of the lpa in consultation with the ha a detailed plan of the proposed access, designed to discourage/prevent movement into and out of the access from the Pickwell direction, such details to include kerbing, radii, surfacing, gradient and signing. The approved layout shall then be provided before the development is brought into use and shall thereafter be permanently so maintained.

Reason: In the general interests of highway safety and to reduce potential for traffic to travel through Pickwell.

3) The proposed parking and servicing/manoeuvring facilities shown within the curtilage of the site shall be provided, hard surfaced and made available for use before the development is first brought into use and shall thereafter be permanently so maintained.

Reason: In the general interests of highway safety.

Notes to Applicant

i) All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Northern Area Manager- (telephone 0116 3052114)

ii) You will be required to enter into a suitable legal Agreement with the Highway Authority for the off-site Highway works before development commences.

iii) 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.

Date Received	Date Of Inspection	Inspector	Signed Off
19/02/2010	18 March 2010	Duncan Clarke	