



DETAILS OF APPLICATION

Planning Ref No: 2010/0112/06
CE/EN Ref: PlanCon* + LL131?
Application Address: 3 - 11, Dairy Lane, Nether Broughton
Parish: Broughton and Old Dalby
Applicant: Ms Angela Taylor
District Planning Case Officer: Kirsty McMahon
Brief Description of Development: Replacement dwelling to 11 Dairy Lane with double garage. Conversion of 3, 5 and 7 Dairy Lane to form 1 dwelling with double garage. Single garage to 9 Dairy Lane and the erection of 2 single storey residential units.

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: Yes
(d) On any new road proposal: No
(e) On application in general: County Councillor: Mr J Orson (Asfordby)

*Previous PlanCon refs (adjacent): 2009/0200/06; 2008/0884/06.

Plotting sheet 9/50. Footpath G69 - copy sent to Access Officer.

Unadopted road off Classified A606.

Schemes:- P503: Under Investigation : Route Study

3056.19: Under Investigation: Vehicle activated bend warning signing

RECOMMENDATIONS

Notes to Planning Officer

Dairy Lane is considered totally unsuitable to cater for any further traffic that could be generated by additional development, due to its inadequate width, construction, and especially junction radii and visibility splays where it meets Nottingham Road. However I understand that the proposal will not result in an increase in traffic as it proposes the removal of a farm as well as no net increase in the number of dwellings served from Dairy Lane. In fact with the removal of the farm buildings and therefore the potential for farm traffic the proposal could lead to a reduction in traffic generated. On that basis the Highway Authority are prepared to look more favourably upon the development.

Cont...

Highway Obs 10/0112/6 Cont...

Conditions

1) Before any new dwelling is first occupied Nos. 3, 5 & 7 Dairy Lane shall have been converted to 1 dwelling and No. 11 shall have been demolished.

Reason: To ensure that there is no intensification in use of Dairy Lane and its junction with A606 Nottingham Road in the interests of highway safety.

2) The proposed parking for each dwelling shall be provided, hard surfaced and made available for use before each dwelling 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.

3) Before any dwelling is first occupied, a shared turning area suitable for service, delivery and emergency vehicles shall have been provided, hard surfaced and made available for use as shown generally on the submitted plans.

Reason: To enable vehicles to enter and leave the site in a forward direction in the interests of the safety of road users.

4) Before any dwelling is first occupied, the proposed realigned shared private driveway shall have been provided, hard surfaced and constructed so it is capable of carrying service, delivery and emergency vehicles. Once provided the shared private driveway shall thereafter be permanently so maintained.

Reason: To ensure a suitable access is provided and maintained to each property in the general interests of highway safety.

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