

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:
 *Previous PlanCon ref; 2009/7041/06. Plotting sheet 17/80. Unclassified road.
 Scheme:- NAM06NP39: Firm: Overlay Carriageway
 County Councillor: Mr J Orson (Asfordby)

RECOMMENDATIONS

Notes to Planning Officer

These revised observations follow the submission of further details by the applicant, including a revised design and access statement and revised site plan. The revised details are acceptable and the location of the proposed passing bays and vegetation removal are as agreed on site. As such my recommendation is not affected by the additional information.

Conditions

1) Before the development is first brought into use, various improvements to Stygate Lane, including passing places and widening at its junction with A606 shall have been completed to Highway Authority standards, 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.

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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.

Note(s) 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		Duncan Clarke	11/08/2010