

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: 2010/0656/06
CE/EN Ref: PlanCon* + TT617 - scanned with 2005/1049/06 as
history
Application Address: Home Farm, 1, Wartnaby Road, Ab Kettleby
Parish: Ab Kettleby
Applicant: Howard Exclusive Homes Ltd
District Planning Case Officer: Jennifer Wallis
Brief Description of Development: Construction of 7 new dwellings and the rebuilding of
an existing double garage/studio and new access

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 T Orson (Asfordby
 *Previous PlanCon ref: 2005/1049/06. Plotting sheet 10/63. Classified A606.
 Note B & | lines - Nottingham Road.
 Schemes:- 2528.00: Complete: Local safety & environmental scheme
 P503: Under Investigation: Route Study
 AB KETT BYPASS : Under Investigation: Proposed bypass
 NE028: Firm: Carriageway Surface Dressing
 3672.00 : Firm: Bus Improvements

RECOMMENDATIONS

Reasons for Refusal

The proposal is unacceptable as it does not provide adequate visibility splays out of the site access, out of the adjacent road junction and forward visibility splays to right turning traffic. The layout also lacks adequate turning provision to enable all vehicles to enter and leave in a forward direction. The layout is also likely to lead to parking within the A606 to the detriment of highway safety. As such the proposal is likely to lead to additional dangers to the detriment of highway safety.

Cont....

REVISED OBSERVATIONS

Revised Highway Obs 10/0656/6 Cont...

Notes to Planning Officer

As part of previous planning approvals for the site, improvements to the visibility splay out of the junction of Main Street on to the A606 was an essential requirement. In order to ensure that this visibility splay is kept clear, it needs to be included within the limits of the adopted highway and the footway on the site frontage widened to include the full visibility splay and this does not appear to have been shown. Also the visibility splays out of the shared private drive appear a little tight with planting in, which is undesirable.

I am also concerned that the layout shows housing fronting the A606 and this is likely to lead to parking or at least dropping off picking up outside these properties on the very busy A606. The location of the access is such that any vehicle waiting to turn right into the site would be obscured from view of vehicles travelling south on A606 which is undesirable. The footway on the site frontage should be widened to a minimum width of 2.0 metres and not 1.8 metres as shown. The internal layout lacks adequate turning facilities and could lead to service, delivery and emergency vehicles having to reverse out of the access on to A606 which is unacceptable.

Date Received	Date Of Inspection	Inspector	Signed Off
17/09/2010		Duncan Clarke	07/10/2010