

# REVISED OBSERVATIONS



**Leicestershire  
County Council**

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:** 2010/0705/06  
**CE/EN Ref:** PlanCon\* + YY476 scanned as history to 2005  
application  
**Application Address:** Field OS 1095, Main Street, Twyford  
**Parish:** Twyford and Thorpe  
**Applicant:** Mr & Mrs M Jinks  
**District Planning Case Officer:** Robin Forrester  
**Brief Description of Development:** Detached house and garage.

---

## OBSERVATIONS

(a) On any Improvement lines: None  
(b) On Access Arrangements:  
    **New vehicular access:** Yes   **New pedestrian access:** No  
    **Altered vehicular access:** Yes   **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 ref: 2005/0990/06.  
    Plotting sheet 25/4. Classified C5303 - traffic sensitive.  
    County Councillor : Mr J T Orson (Asfordby)

---

## RECOMMENDATIONS

### Notes to Planning Officer

I am assuming that the land coloured blue on the plans is in the control of the applicant, and as such they can trim the overhanging branches to provide and then maintain visibility out of the access. The proposed turning area within the site is a little tight and ideally could be enlarged to ensure that no vehicles have to leave the site in a reverse gear, again assuming the blue land is under the control of the applicant this can be achieved fairly easily. On this basis I am prepared to recommend conditional approval.

### Conditions

1) Before building works commence the hedge on the highway boundary to the south east side of the access shown under the applicants control, shall be cut back/trimmed so as to provide a minimum visibility splay of 2.4 metres by the maximum that can be achieved under the applicants control, whereas all obstruction that exceeds a height of 0.6 metres and below a height of 2.0 metres above the level of the adjacent carriageway is removed and thereafter this splay shall be permanently be so maintained.

**Reason:** To afford adequate visibility at the access in the interests of general highway safety.

**Cont....**

## REVISED OBSERVATIONS

### Revised Highway Obs 10/0705/6 Cont....

2) Notwithstanding the details submitted, the proposed parking and turning area shall be enlarged to ensure that vehicles can enter and leave the site in a forward direction, in accordance with details that shall first have been submitted to and approved by the lpa. The approved scheme shall then be provided, hard surfaced and made available for use before the dwelling is first occupied and shall thereafter be permanently so maintained.

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

3) Before first use of the development hereby permitted, the existing gates to the vehicular access shall be removed. Any new vehicular access gates, barriers, bollards, chains or other such obstructions erected shall be set back a minimum distance of 5 metres behind the highway boundary and shall be hung so as to open inwards only.

**Reason:** To enable a vehicle to stand clear of the highway whilst the gates are opened/closed and protect the free and safe passage of traffic, including pedestrians, in the public highway.

4) 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.

5) Before first occupation of the dwelling, the proposed access drive and turning space 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.)

### Note to Applicant

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)

Date Received	Date Of Inspection	Inspector	Signed Off
04/10/2010	22/10/2010	Duncan Clarke	22/10/2010