

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
3rd February 2015

Agenda item 7

Application ref. 14/00973/FUL

Oxford Arms, Moreton Parade, May Bank

Since the preparation of the agenda report one representation has been received expressing concern regarding the proposed access. The access feeds directly into a junction which is already a convergence of 5 other roads with a confusing layout making it difficult to know who has right of way. There are blind bends when approaching from 2 different directions and there have been numerous near misses and 1 actual collision. Pedestrians struggle to cross. An additional road will undoubtedly make this already hazardous junction even more dangerous. This could be avoided if either the entrance was moved down into Moreton Parade or if the junction was relaid with some form of traffic calming measures and/or traffic controls put in place.

The **Landscape Development Section** has no objections subject to the submission, approval and implementation of a suitable landscaping scheme, tree protection to BS5837: 2012 and the securing of an appropriate developer contribution for off-site Public Open Space of £2,943 per dwelling which will be used for improvements to facilities at Wolstanton Marsh, which is directly opposite the development site.

The **Highway Authority** has no objections to the proposal subject to conditions regarding completion of the access, details of surfacing materials for the private road and turning area, provision of a 2m wide footway on the Moreton Parade frontage of the site, provision of accesses, private road, parking and turning areas, surfacing of the drives for plots 4 and 6 in a bound material, retention of the garages for the parking of motor vehicles and cycles, erection of a sign at the junction of Stratford Avenue indicating a private road, gates to open inwards away from the public highway, surface water drainage interceptor, and submission of a Construction Method Statement.

Your officer's comments

Although concerns have been raised by a resident regarding the access to the site, the access is in the same location as in the previously permitted scheme for up to 10 dwellings. The Highway Authority has raised no objections to the current proposal and subject to the imposition of conditions, it is not considered that an objection could be sustained on highway safety grounds.

The issue of Public Open Space has been considered in full within the agenda report and therefore it is not considered necessary to comment further now.

RECOMMENDATION (A) to be amended to delete the following:

“Subject to no adverse comments being received from consultees or in representations which cannot be dealt with by appropriate condition(s), and”