

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
26th May 2015

Agenda item 4

Application ref. 15/00329/FUL

The Skylark Public House, Jamage Road, Talke Pits

Since the preparation of the agenda report the **Highways Authority (HA)** has provided comments on the amended plans now received. They raise no objections subject to the following revised and additional conditions;

- Accesses, parking, turning area, footway improvements and visibility as per Drawing No. 15/1/3420/1, Revision A,
- Access drives being of a bound porous material,
- The garage to plot 9 having a roller shutter door,
- All garages to be retained for parking of motor vehicles,

Your officer's views

With one exception, the revised conditions advised by the HA are considered acceptable and do not require a further submission of information for approval. The additional condition relating to the garage of plot 9 having a roller shutter door is due to the revised layout of this plot creating a driveway length of only 5.4(m). Therefore a roller shutter garage door would prevent the rear of any vehicle overhanging the footway.

In its original response the HA did not advise a condition that all garages should be retained for the parking of motor vehicles. The HA have not indicated why they now request this but as set out in the main agenda report your officers only consider that this restriction should be placed on plots 5, 7 & 8. This view is maintained despite the condition advised by the HA.

The RECOMMENDATION remains as set out in the agenda report, the revised conditions referred to in the discussion above, and the additional condition regarding a roller shutter door.