

Planning Committee – Monday 18 November 2024

Late representations/updates

Item No.	Description
6(a)	<p>24/00694/MAJ - Wolborough Barton Coach Road Reserved matters application pursuant to outline planning permission 17/01542/MAJ for the construction of public open space, green infrastructure and drainage infrastructure (Area 2a Public Open Space and Green Infrastructure Phase 1). Approval sought for appearance, landscaping, layout and scale</p> <p>No further third party representations have been received.</p> <p>Additional comments have been received (on 11th November) from the DCC Highways officer:</p> <ul style="list-style-type: none">Whilst the use [by bi-annual maintenance and other vehicles in emergencies] of the junction [ie that of the north end of Magazine Lane with Coach Road] would be low, and potentially the traffic on Coach Road would reduce once the new link road opens, the use of this existing junction [in such a manner] would not be acceptable to the Highway Authority.The alternative route [ie, that from the south] is acceptable, and preferable to the use of the Magazine Lane/Coach Road junction.(The construction spec. of the route will need to be sufficient to support the weight of an emergency tanker i.e highway spec rather than footway/cycleway spec.)Any opportunity to design out Highway Safety risks/concerns should be grasped with both hands. <p>Officer comment: The Highways Officer's points are noted. A further condition is recommended to be included, as below:</p> <p>7. Prior to the commencement of any works to the new cyclepath, footpaths and vehicular access paths, details of surfacing materials and means of construction for the entire length of the maintenance and emergency access to the pumping station, and the resurfacing of Magazine Lane between the junction with the pumping station access and Coach Road, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then proceed and thereafter be maintained and retained in accordance with the approved details for the lifetime of the development.</p> <p>REASON: In the interest of highway safety, to ensure that the vehicular pumping station access route is appropriate for relevant vehicles and to ensure that the cycleway infrastructure is appropriate for its intended use.</p>

In addition to the condition, it is considered appropriate to omit drawing reference SK57-A (Pump Station Access) from Condition 1 (approved plans) given that the access arrangement is being altered in accordance with the comments from the Highways officer and above Condition 7.

Finally, the applicant has submitted an additional plan to demonstrate the levels and gradient of the cycleway and pump station access. This plan referenced 19545-PDL-02-05 Rev R (Drainage Layout Sheet 5 of 6) shall now be included in the recommended Condition 1 (approved plans).