

UPDATE REPORT 24 APRIL 2020

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 28 APRIL 2020

Item B1 – 2020/0137 Plot 1, Futures Park

Since publication of the Committee report, further comments have been received from the Local Highway Authority (LCC Highways), raising concerns over the proposals to service the site (by delivery and refuse vehicles) from the street on Futures Park rather than within the site. The Local Highway Authority has commented as follows on the matter:

“I have had a look at the TA and it deals with the wider context of the Futures Park site rather than specifically dealing with the Nursery application. As such the issues raised in my previous response will still need clarification for me to be in a position to be fully satisfied with the application. One thing I did pick up from the TA was the applicants intention to service the site from on street deliveries and refuse collection thereby negating any need for turning facilities within the site. This arrangement would not be acceptable. Any servicing vehicles would be parked close to the site entrance, opposite an existing vehicle access, on the access road to an industrial estate and in a position close to a location where parents with children are being encouraged to cross Futures Park from the parent drop-off facilities.”

Given the above, officers consider that it is necessary to ensure that the issues raised by the Local Highway Authority are fully addressed prior to the application being determined.

As such, it is proposed to amend the officer recommendation on this application to read as follows:

“That authority is delegated to the Chair of Committee and the Planning Manager to grant planning permission (subject to the conditions set out in this report) once Officers (and the Environment Agency) are satisfied that the development will not be at undue risk of flooding and that the development will not unduly increase the risk of flooding elsewhere, and that Officers (and the Local Highway Authority) are satisfied that the development will not have an unacceptable impact on highway safety. Also that authority is delegated to the Chair of Committee and the Planning Manager for any additional flood risk-related conditions (related to the above) to be authored and included on the grant of planning permission as necessary.”

In addition, following further discussions between officers, the applicant and the Local Highway Authority, it is proposed to amend Condition 19 to read as follows:

“The access to the site from Glen Street shall be used only for maintenance purposes. There shall be no access for children, parents, visitors or staff through the

Glen Street access at any time, and the gates at that access shall be kept securely locked when the access is not being used for maintenance purposes.

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

The reason for the above amendment is to enable maintenance of the proposed 'forest school' area safely via the Glen Street access, whilst keeping any associated access separate from the main nurseway access for safety reasons.

Mike Atherton
Planning Manager
24/04/2020