

Jessica Cheadle

From: Neil Thompson
Sent: 08 November 2021 09:41
To: SDDC Planning Applications
Subject: FW: DMPA/2021/0730 162 Wood Lane, Newhall, Swadlincote

Highways comments, thanks.

Kind regards

Neil Thompson
Planning Officer – Service Delivery
T: 07920446816
www.southderbyshire.gov.uk



From: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>
Sent: 01 November 2021 14:05
To: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>
Subject: DMPA/2021/0730 162 Wood Lane, Newhall, Swadlincote

Hi Neil

I apologise in the delay in responding to this application.

I have now had the opportunity to review all the information available to me regarding this application, including additional information provided by Mr Redfern. The application drawing indicates an altered access to Wood Lane with a width of 4.25m, 2m x 2m x 45° pedestrian intervisibility splays and visibility sightlines of 2.4m x 60m in both directions which exceeds the minimum splays of 2.4m x 43m required for a road subject to a 30 mph speed limit. The Highway Authority would welcome the widening of the driveway to 5.25m for at least the first 5m into the site from the highway boundary, as suggested below, in order to ease the movement of vehicles in the event that residents wish to enter and leave simultaneously.

In view of the above comments, there are no objections to the proposal from the highway point of view subject to the following conditions being included in any consent in the interests of highway safety.

1. Space shall be maintained within the site curtilage for the parking and turning of at least two vehicles associated with the existing dwelling at all times.
2. Prior to the first occupation of any new dwelling hereby permitted, the access shall be modified generally in accordance with application drawing SSA.2020.071-003. The access shall have a minimum width of 5.25m and be surfaced in a solid bound material for at least the first 5m into the site from the highway boundary. The access shall be provided with 2m x 2m x 45° pedestrian intervisibility splays, the area forward of which shall be permanently maintained clear of any obstruction exceeding 600mm in height, and 2.4m x 60m visibility sightlines. The area forward of the sightlines shall be cleared and maintained throughout the lifetime of the development clear of

any obstruction exceeding 1m in height (600mm in the case of vegetation) relative to the nearside carriageway edge.

3. Prior to the first occupation of any new dwelling hereby permitted, the car parking and manoeuvring space shall be laid out in accordance with application drawing SSA.2020.071-003 and maintained throughout the lifetime of the development free from any impediment to its designated use.
4. Prior to the first occupation of any dwelling hereby permitted, a bin collection point shall be provided within private land at the entrance to the site, sufficient to accommodate two bins for each of the existing and proposed dwellings on collection day, and shall be retained throughout the lifetime of the development free from any impediment to its designated use.

The following notes should be appended to any consent for the information of the applicant:

- a. Planning permission does not give you approval to work on the public highway. To carry works associated with this planning permission, separate approval must first be obtained from Derbyshire County Council as Highway Authority - this will take the form of a section 184 licence (Highways Act 1980). It is recommended that you make contact with the County Council at the earliest opportunity to allow time for the process to be completed. Information and relevant application forms, regarding the undertaking of access works within highway limits, are available via the County Council's website www.derbyshire.gov.uk, email highways.hub@derbyshire.gov.uk or telephone 01629 533190.
- b. Pursuant to Section 163 of the Highways Act 1980, where the site curtilage slopes down towards the public highway measures shall be taken to ensure that surface water run-off from within the site is not permitted to discharge across the footway margin. This usually takes the form of a dish channel or gully laid across the access immediately behind the back edge of the highway, discharging to a drain or soakaway within the site.
- c. Pursuant to Sections 149 and 151 of the Highways Act 1980, the applicant must take all necessary steps to ensure that mud or other extraneous material is not carried out of the site and deposited on the public highway. Should such deposits occur, it is the applicant's responsibility to ensure that all reasonable steps (e.g.; street sweeping) are taken to maintain the roads in the vicinity of the site to a satisfactory level of cleanliness.

Regards

Sue Highley | Project Engineer - Development Control | 01629 538697 | 0791 773 9339

Place | Derbyshire County Council
County Hall, Matlock, Derbyshire, DE4 3AG

From: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>

Sent: 24 September 2021 16:29

To: Sue Highley (Place) <Sue.Highley@derbyshire.gov.uk>

Subject: RE: Planning Application to South Derbyshire DC Ref: DMPA/2021/0730

Sue,

Did you get the chance to look at this one? I can't see a response to see if we want amended plans as Devinder wanted or whether this info sufficed?

The agent is chasing me. Thanks. I'm away next week.

Kind regards

Neil Thompson
Planning Officer – Service Delivery

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From: Neil Thompson

Sent: 26 August 2021 15:30

To: Sue Highley (Economy Transport and Environment) <Sue.Highley@derbyshire.gov.uk>

Subject: FW: Planning Application to South Derbyshire DC Ref: DMPA/2021/0730

Sue,

Sorry, another one!

Don't think you've been involved with this one, but thought I would send this on from the agent. Obviously, Devinder wouldn't have had opportunity to re-consider his thoughts on this one, but perhaps next week you could decide if the stance that they are taking is suitable, and that you wouldn't require a revision to the entrance width and other comments. Thanks.

Kind regards

Neil Thompson

Planning Officer – Service Delivery

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From: Thomas Redfern <tomwredfern@gmail.com>

Sent: 04 August 2021 12:14

To: Neil Thompson <Neil.Thompson@southderbyshire.gov.uk>; Devinder.Singh@derbyshire.gov.uk; Des Allen <desmail@gte.org.uk>; at.ttplanning@gmail.com; duncan.clarke <duncan.clarke@eaeconsultancy.com>

Subject: Planning Application to South Derbyshire DC Ref: DMPA/2021/0730

For the attention of Devinder Singh - Development Control Engineer

Mr Singh

As agent for the above application I have literally just had the opportunity of seeing your comments to the LPA which were sent on to me by the planning department. I would respond as follows.

I appreciate that you have probably not visited the application site due to current restrictions and that is unfortunate. If you had, you would have noted that the front boundary of the garden of the adjacent property, no. 164 Wood Lane, almost certainly encroaches onto the adjoining footway. This is confirmed by our topographical survey of the area and by reference to your "definitive map" showing in green, the extent of the publicly maintainable highway, dated 12 February 2021. Our submitted application plan shows a grey broken line just below the visibility splay, which is our carefully calculated interpretation of your highway boundary. Our visibility splay to the north-east is within that boundary, albeit marginally crossing part of that "extended" and therefore presumably unauthorised, garden frontage. We were careful to ensure that this was so, and that is why we did not serve notice on the adjoining landowner. As far as we are concerned, there is therefore no legal 3rd party private land involved.

Therefore, given that we had adequate visibility to the north-east, we decided to move the access in that direction to maximise the visibility to the south-west of the present site frontage to improve the highway safety situation there, particularly having regard to overtaking vehicles heading north-eastwards as explained in para. 6.28 of the submitted Supporting Planning Statement.

The bus service on Wood Lane is relatively infrequent, amounting to 5 vehicles per hour on each side. The bus stops for short periods and sometimes not at all, if no passengers require it. In such circumstances, we considered that on balance, it was more important to improve the on-site visibility situation in the way we did and we consider that it should remain as proposed.

With regard to fire appliances, the Association of Chief Fire Officers has clarified the basic requirements for access widths in 'Manual for Streets'. Para. 6.7.3 states that:-

"Simply to reach a fire, the access route could be reduced to 2.75m over short distances, provided the pump appliance can get to within 45m of dwelling entrances".

In this case, there would be well in excess of the required hardstanding width comprising defined drive and side strips as well as existing adjoining hardstanding, to park an appliance in a position adjacent to the front of the existing kitchen which is actually 45m from the front door of the proposed house furthest from it, to run a hose. You will recall that para. 6.32 of the Supporting Planning Statement also refers to this issue by recommending that the proposed dwellings should be fitted with sprinkler systems to assist further, in the matter of fire safety.

I should be grateful therefore, if you would revise your comments to the LPA accordingly on these issues.

However, if requested by the LPA, we are quite prepared to accede to your recommendation to increase the width of the access from Wood Lane, to 5.25m and for at least the first 5m behind it. Similarly, if required, we will also add the information requested regarding the footway crossing as well as street signs and furniture.

Regards

Tom Redfern
Planning Consultant
Ashby de la Zouch
Leicestershire

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