

APPLICATION NO: F/YR16/0375/F

SITE LOCATION: 45 – 45A Bassenhally Road, Whittlesey

UPDATES

An amended plan has been submitted to address the comments of the Local Highway Authority. The amendments are a slightly widened access to 5m for the first 10m back from the highway and an indication on the plan of the bound surfacing and visibility splays. The amended plan supersedes the one shown on the Agenda (PL01A) and is attached to this update for information.

The LHA have reviewed the revised plan and have no objections. They request conditions relating to access construction, provision of visibility splays, parking and turning provision, restrictions on access gates and temporary facilities for construction vehicles. The temporary facilities and parking and turning conditions are already included under conditions 2 and 7 and therefore it is proposed to include the remaining conditions with the wording as follows:

- 1.) Before the development hereby permitted is occupied and notwithstanding the submitted plans, the vehicular accesses from Bassenhally Road shall be hard surfaced, sealed and drained away from the highway 5 metres wide for a minimum length of 10m from the back edge of the existing footway, in accordance with a detailed scheme to be submitted to and approved in writing by the LPA.

Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 2.) Prior to the first occupation of the development visibility splays shall be provided each side of the vehicular access in full accordance with the details indicated on the submitted plan No 15065/PL01C. The splays shall thereafter be maintained free from any obstruction exceeding 0.6m above the level of the adjacent highway carriageway.

Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

- 3.) Prior to the first occupation of the development any gate or gates to the vehicular access shall be set back a minimum of 6m from the near edge of the public highway. Any access gate or gates shall be hung to open inwards.

Reason: In the interests of highway safety in accordance with Policy LP15 of the Fenland Local Plan, 2014.

Resolution: Grant as per pages 45 - 48 of the Agenda with the addition of the highways conditions as detailed above.