

From: Caves, Phil
Sent: 30/04/2010 13:55:36
To: Sakyi, Richard
Subject: Emailing: 10 490 FUL 30 04 10

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To: Richard Sakyi

HIGHWAY OBSERVATIONS FOR: 10/00490/FUL

DATE: 05 May 2010
CONTACT: Phil Caves
EXT: 2279

APPLICATION FOR CONSTRUCTION OF A NEW VILLAGE SHOP WITH NEW VEHICULAR ACCESS AND PARKING

At: Land between the village hall, and 8A Church Road, Sherington

I have looked through the plans and visited the site.

For the previous (withdrawn) application I raised objections to the proposals on parking and layout. Changes to the overall scheme (removing the café) and improvements to the access (vehicle and pedestrian) means my previous objections are overcome.

In terms of parking, the floor area is proposed as 136m² of A1 use. Under the parking standards the maximum parking requirement is 10 spaces (1 space per 14m² in zone 4). From overhead photography evidence I noted that there were 11 cars in the car park associated with the hall use. As the parking spaces are not physically marked out drivers naturally space themselves out further than a standard 2.4-2.5m wide space. In view of this it is reasonable to suggest that the car park could accommodate 14 cars. This means that including the proposed development the site should have between 21 and 24 spaces. The submitted plans show 22 parking spaces although two of these are shared with the delivery area. It is likely that as these are hash marked out spaces that only staff would use these at non-delivery times. I consider that overall the parking area is suitable to serve the new development and the hall.

In terms of access, the applicant has addressed my previous comments and submitted an improved layout which is acceptable. A Pedestrian access has now been incorporated into the layout linking the shop with the footway fronting the site.

As the applicant has addressed my previous objections to the proposals, I have no objections to planning permission being granted subject to the following conditions:

1. The scheme for parking indicated on the submitted plans shall be laid out prior to the initial occupation of the development hereby permitted and that area shall not thereafter be used for any other purpose.

Reason: to enable vehicles to draw off and park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

2. No part of the development shall begin until details of alterations to the means of access has been submitted and approved in writing by the local planning authority. No part of the development shall be brought into use until the means of access has been altered in accordance with the approved details. For the

avoidance of doubt, the alterations to include alterations to kerb lines, footways, tactile crossings, pedestrian access and appropriate signing and lining.

Reason: In order to minimise danger, obstruction, and inconvenience to users of the highway and of access.

Informative: the applicant will be required to enter into a s.278 agreement in order to undertake the works in the highway. The applicant should contact Stephen Gillions tel: (01908) 254219 for details of the information that will need to be supplied.

Phil Caves
Engineer
Highways Development Control