

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 28th April 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00212/FULMAJ	Lyndsey Hayes	1	11 - 39

Updated Site Access / Highway Works Plan received

The main committee report identifies at paragraph 1.4 (page 12) that LCC Highways do not support the use of guard rails. Additional dialogue between the applicant's transport consultant and LCC Highways has resulted in a scheme of "deterrent paving" being produced instead. This is designed to deter informal crossing of the A6 close to the main site access, by being positioned between the footpath and the highway along the site frontage and on the opposite side of the A6 (instead of the grass verge). This would be in the form of raised cobbles and/or concrete. An illustration of this design will be included in the powerpoint slides presented to Committee.

A revised off site highway works plan "*Additional Access Measures Drg No.J32-4013-PS-004 Rev A*" has been received illustrating this alongside the other two additional measures of "staggered junction" signage and "slow" road markings referred to in the main committee report.

Conditions 2 (list of approved plans) and 7 (list of off-site highway works) are proposed to be updated as follows (change in bold and underlined):-

Condition 2 - Approved Plans

The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 02.03.2020 including the following plans/documents:

Plans:

- Planning Layout Drawing No.R104/1 Rev C;
- Planning Layout Coloured Drawing No.R104/1 Rev C;
- External Surfaces Layout Drawing R104/4 Rev B;
- Swept Path Analysis Drawing No.J32-4013-PS-003;
- Preliminary Site Access Drawing No.J32-4013-PS-001;
- Main Drainage Layout Drawing No.ROW05-101 REV S;
- Green Infrastructure Provision Drawing No.R104/1001 Rev B;
- **Additional Access Measures Drawing No.J32-4013-PS-004 Rev A;**

House Types

- Drg No.HT130-P-116 - Reynold Floor Plans;
- Drg No.HT130-P-117 - Reynold Elevations;
- Drg No.HT164-P-10 - Lowry Elevations;
- Drg No.HT164-P9 - Lowry Floor Plans;
- Drg No.HT174-P-6 - Kingswood Floor Plans;
- Drg No.HT174-P-7 - Kingswood Elevations;
- Drg No.HT138/P/21 - Ashgate II House Type (Elevations - Art Stone Heads & Cills Aff);
- Drg No.HT146/P/117 - Belgrave House Type (with addition side windows);
- Drg No.HT181-182/P/1 Rev A - Bridewell-Bressingham Floor Plans;

- Drg No.HT181-182/P/2 Rev B - Bridewell-Bressingham Elevations;
- Drg No.HT182/P/1 Rev A - Bressingham House Type;
- Drg No.HT166-P-115 - Charleston House Type;
- Drg No.HT105-P-124 - Burlington House Type;
- Drg No.HT107-P-110 Rev C - Marlborough Floor Plans;
- Drg No.HT107-P-115 Rev A - Marlborough Elevations;
- Drg No.HT132-P-114 Rev B - Victoria House Type;
- Drg No.HT146-P-116 Rev B - Belgrave House Type;
- Drg No.HT167-P-4 Rev A - Brantwood II House Type;
- Drg No.HT169-P-205 Rev A Aroncroft House Type
- Drg No.HT180-P-1 - Ramsey Bungalow;
- Drg No.P/SG/1 Rev B - Single Detached Garage.

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

Condition 7- Off-site Highway Works

Prior to first occupation of any dwelling hereby approved, the site access and off-site works of highway improvement [namely, assessment and any required changes to street lighting and provision of tactile paving at the site access, a 2m wide footpath to the full frontage of the site along the A6, relocation of existing pedestrian refuse, right turn lanes to serve the new site access and Kepple Lane, assessment and any required changes to the street lighting as part of the off-site works and pedestrian crossing points on the A6 to link the new site access to Kepple Lane, provision of signage and road markings **and deterrent paving along the verge as indicated on Additional Access Measures Drawing No.J32-4013-PS-004 Rev A**] shall be carried out, unless an alternative timetable for implementation is submitted to and approved in writing by the Local Planning Authority. The off-site highway works shall be carried out in accordance with any alternative approved timetable for implementation.

Reason: In order to ensure the timely delivery of the necessary off-site highway works in the interests of highway safety / to encourage sustainable travel in accordance with Policy CDMP6 of the Wyre Local Plan (2011-31).