

**WESTERN AREA PLANNING COMMITTEE
ON 2 NOVEMBER 2016**

UPDATE REPORT

Item No: (2) **Application No:** 16/01052/FULMAJ **Page No.** 27 - 46

Site: Prosperous Home Farm, Salisbury Road, Hungerford

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: Mr Martin Crane

Objector(s) speaking: N/A

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Rod Kent
Mr Stuart Roberts

Ward Member(s): Councillor Paul Hewer
Councillor James Podger

Update Information:

Page 39, paragraph 6.8.3 of the main agenda report should read as follows:-

Following comments from Highways Officers relating to the visibility splay, footway and access provision, drawings have been received as additional plans during the course of the application. The A338 is a 60mph road and therefore visibility splays of 192.7 metres to the north and 206.5 metres to the south have been provided. Additional amendments including passing bays and an increase in the bell mouth radii (to 7.5m) have also been submitted.

The Council's Waste Management Officer has, following the submission of revised plans amended their response to add the following information:-

- Highways have requested that the road is offered for adoption by the local authority and that amended plans are provided accordingly. Waste Management concurs.

- Recommend (as previously) a condition requiring the details of refuse storage is required.
- In addition, further to Highways comments in relation to waste collection, Waste Officers would still request that the access road is adopted. We require swept paths of the road and turning area before we are able to comment on the feasibility of being able to access the properties to make waste/recycling collections. The plans suggest the road is narrow with passing places and it is not clear where the collection vehicles would turn round, we would also have concerns if the road is not made to adoptable standards. As such it is highly likely that access will not be feasible and we would require residents of the 7 properties to present their waste and recycling at the junction with the A338 Salisbury Road. In such an event we would need to see evidence that an adequate collection point would be provided (without obstructing the line of sight at the junction).

The Council's Highways Officer has provided the following updated response on footway, visibility and amended site plans:-

The proposed footway plan is indicative only and full details will be required as part of the Section 278 details. I have attached the S278 request form which is for the footway and the access. The Section 278 Agreement would need to be between this Council, the applicant and Wiltshire Council. I have not included a Condition because this is outside of the red line.

As stated previously, a road constructed to adoptable standards should be provided for new roads that serve 5 or more dwellings:

- 4.8 metre wide carriageway for the length of the road,
- 2 metre service margins on either side (this could be relaxed on one side of the carriageway),
- A turning head capable of accommodating the Council's 11.2 metre long refuse/recycling vehicles. Swept paths should be provided demonstrating that a refuse vehicle can enter the site and manoeuvre adequately within the turning head.

Have Waste Services provided comments on this? If an adoptable road is not to be provided then details of access for refuse/recycling vehicles will need to be agreed with Waste Services. Their vehicles do not normally enter private drives.

I have the following comments on the layout as proposed:-

Swept paths for refuse/recycling vehicles are still required.

It is noted that the following is now proposed:

- 7.5 metre radii at the access onto Salisbury Road,
- 4.8 metre driveway width for the first 10 metres,
- Two passing places are proposed along the driveway at appropriate distances apart,
- 2 metres service margin – this is not required for a private drive,
- Visibility splays of 2.4 metres x 192 metres to the north and 2.4 metres x 206 metres to the south – shown on drawing number 140117-12 dated August 2016.

The details of vehicle movements submitted for the existing permitted use are noted. Almost all travel to/from this site would need to be by private car.

Summary

This development should be served by a road constructed to adoptable standards.

Waste Services must be consulted on how their vehicles will collect refuse/recycling from this site if an adoptable road is not provided.

Swept paths must be submitted.

In view of the above Waste Management considerations, Highways Officers have amended their response to OBJECTION and a further reason for refusal has been added.

Section 8.1 Reasons for Refusal should be amended to include the following:

5. Substandard access road or drive

The proposed access road is unsuitable, due to its sub-standard design, to accommodate the traffic which would be generated by the proposed development, contrary to Policy CS13 of the West Berkshire District Core Strategy 2006 to 2026.

DC