

Your Ref:DC/20/0479/FUL
Our Ref: SCC/CON/4303/20
Date: 5 November 2020
Highways Enquiries to: Highways.DevelopmentControl@suffolk.gov.uk



All planning enquiries should be sent to the Local Planning Authority.

Email: planning.help@westsuffolk.gov.uk

The Planning Department
West Suffolk (BSE)
Development Management
West Suffolk House
Western Way
Bury St Edmunds
Suffolk
IP33 3YU

For the attention of: Kerri Cooper - SEBC

Dear Kerri Cooper - SEBC,

TOWN AND COUNTRY PLANNING ACT 1990 CONSULTATION RETURN: DC/20/0479/FUL

PROPOSAL: Planning Application - Public House and restaurant (following demolition of existing derelict public house)

LOCATION: The Fox Ph Haverhill Road Little Wratting Haverhill

ROAD CLASS:

Notice is hereby given that the County Council as Highway Authority makes the following comments and recommends that any permission which that Planning Authority may give should include the conditions shown below:

COMMENTS:

- The applicant has provided a very detailed Transport Statement and through this has evidenced that the reduced car parking provision should not result in overspill parking which would be detrimental to highway safety.
- Drawing 2234 12 Rev C shows the proposed 49 customer parking spaces and one allocated and secured residents parking space, along with power-two-wheeler and cycle storage provision.
- The site is located within walking and cycling distance of retail, employment and leisure facilities and large residential areas. There is also nearby significant approved residential developments currently in planning/construction. The site is/will soon be served by good cycle facilities and it is expected that the current level of public transport links will also improve with the new developments.
- The applicant is proposing 5 powered-two-wheeler spaces and 12 cycle spaces plus an additional 4 cycles spaces in a separate secure store for staff which is above the recommendations in the Suffolk Guidance for Parking. We also note that the cycle store is located in a secure overlooked position and the applicant proposes a 'green wall' structure to enhance the landscaping.
- Drawing 2234 12 Rev C states the access and visibility are to be agreed with the highways authority. We accept this for this specific application as the final design of the realignment of part of the existing A143 has not yet been accepted and the time-line for the construction of the realigned section has not been determined. Therefore it is not possible for the applicant to provide specific details of this access and we accept the final design will be agreed during the process of the (section 278 of the Highway Act 1980) agreement to work on the highway. We advise that the access will be broadly in accordance with drawing 2234 12 Rev C.

Based on the information provided in the Transport Statement and drawing 2234 12 Rev C we recommend the following conditions:

CONDITIONS:

Access Condition:

The development shall not be brought into use before details of the proposed access have been submitted to and approved in writing by the Local Planning Authority. The approved access shall be laid out and constructed in its entirety prior to the first use of the development.

The access details will include:

- position of any gates to be erected,
- width/s
- levels & gradient/s
- surface water drainage
- construction and materials
- visibility splays

Thereafter the access shall be retained in its approved form.

Reason: To ensure that the access is designed and constructed to an appropriate specification and made available for use at an appropriate time in the interests of highway safety.

Refuse and Recycling Condition:

The areas to be provided for storage of Refuse/Recycling bins as shown on drawing number 2234 12 Rev C shall be provided in its entirety before the development is brought into use and shall be retained thereafter for no other purpose.

Reason: To ensure that refuse recycling bins are not stored or presented on the highway causing obstruction and dangers for other users.

Construction Deliveries Condition:

All HGV and construction traffic movements to and from the site over the duration of the demolition and construction period shall be subject to a Construction & Deliveries Management Plan which shall be submitted to the planning authority for approval a minimum of 28 days before any deliveries of materials commence.

No HGV movements shall be permitted to and from the site other than in accordance with the routes defined in the Plan.

The Plan shall include:

- Routing for HGV and delivery/waste traffic
- Means to ensure no water, mud or other debris can flow onto the highway
- Means to ensure sufficient space is available on site for the manoeuvring and parking of vehicles for deliveries, waste removal, staff and visitors
- Means to ensure sufficient space is provided on site for the storage of materials and equipment and siting of welfare units.

The site operator shall maintain a register of complaints and record of actions taken to deal with such complaints at the site office as specified in the Plan throughout the period of occupation of the site.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV and construction traffic in sensitive and residential areas.

Servicing Condition:

All waste and delivery vehicle traffic movements to and from the site shall be subject to a Deliveries and Servicing Strategy Management Plan which shall be submitted to the planning authority for approval before the first use of the site.

No vehicle movements shall be permitted to and from the site other than in accordance with the routes and times defined in the Plan.

Reason: To reduce and / or remove as far as is reasonably possible the effects of HGV service and delivery traffic in sensitive and residential areas.

Parking Condition:

The use shall not commence until the area(s) within the site shown on drawing 2234 12 Rev C for the purposes of loading, unloading, manoeuvring and parking of vehicles and the secure storage of cycles has been provided and thereafter that area(s) shall be retained and used for no other purposes.

Reason: To ensure that sufficient space for the on site parking of vehicles is provided and maintained in order to ensure the provision of adequate on-site space for the parking and manoeuvring of vehicles where on-street parking and manoeuvring would be detrimental to highway safety to users of the highway.

NOTE 01

It is an OFFENCE to carry out works within the public highway, which includes a Public Right of Way, without the permission of the Highway Authority.

Any conditions which involve work within the limits of the public highway do not give the applicant permission to carry them out. Unless otherwise agreed in writing all works within the public highway shall be carried out by the County Council or its agents at the applicant's expense.

A fee is payable to the Highway Authority for the assessment and inspection of both new vehicular crossing access works and improvements deemed necessary to existing vehicular crossings due to proposed development.

NOTE 15

The works within the public highway will be required to be designed and constructed in accordance with the County Council's specification.

The applicant will also be required to enter into a legal agreement under the provisions of Section 278 of the Highways Act 1980 relating to the construction and subsequent adoption of the highway improvements. Amongst other things the Agreement will cover the specification of the highway works, safety audit procedures, construction and supervision and inspection of the works, bonding arrangements, indemnity of the County Council regarding noise insulation and land compensation claims, commuted sums, and changes to the existing street lighting and signing.

Yours sincerely,

Hen Abbott

Development Management Engineer

Growth, Highways and Infrastructure